

**24 SOMERSET Road**  
**Brantford, ON N3R 5A5**

Single Family/Freehold/Sale

Price: **\$379,900**



Recent Change: **06/02/2017 : NEW**

Next OH: **Public: Sat Jun 3, 2:00PM-4:00PM**

MLS®#: **XH3208780**      Prev Price:  
 Alt. MLS®#:      Status: **Active**  
 Region: **Brantford**      DOM:  
 Municipality: **2000 - Myrtleville/Mayfair**      Basement: **Yes**  
 Neighbourhood: **2007 - Mayfair**  
 Bldg Type/Style: **Detached/Bungalow**  
 Age/Yr Built: **31-50 Years**  
 Legal Desc: **LT 6, PL 948; S/T A32869; BRANTFORD CITY**  
 Sq.Ft./Source: **1,087/Public Records**      Tot Bdrms: **4 (3+1)**  
 Sq Ft Range: **1001 to 1500**      Bathrooms: **2.0**  
 Acres/Range: **< 0.5**      Lot Front: **55.00 Feet**  
 Taxes/Year: **\$3,186/2016**      Lot Depth: **120.00 Feet**  
 Irregularities:  
 Heat: **Gas/Forced Air**      Lot Shape:  
 Water: **Municipal/**      Sewer: **Sewer (Municipal)**  
 Sellers: **Cichosz, Zbigniew Richard; Westra, Heathe\***  
 List SP/Brk: **Greg Cichosz, Salesperson / Coldwell Banker Community Professionals**  
 Directions: **King George & Toll Gate - Cross Street: King George & Toll**

**Property Details**

Roof:		Yr Roof Repl:		Air Condition:	<b>Central Air</b>
Exterior:	<b>Brick</b>	Pool:	<b>None</b>	Air Cond Type:	
Foundation:	<b>Concrete Block</b>	Ener Cert Lvl:		Laundry Access:	
Fireplaces:	<b>1 : Electric</b>	Water Meter:	<b>Yes</b>	UFFI:	<b>Unknown</b>
Bsmt Size/Fn/Dev:	<b>Full/Partially Finished</b>	Waterfront:	<b>None</b>	Adl Mnth Fees:	
#/Type of Garage:	<b>/None</b>	Total Parking Spaces:	<b>0</b>	VisitAble:	<b>No</b>
#/Driveway Parking/Type:	<b>/ Other/</b>	Assigned Spaces:			

Public Remarks  
**Amazing Mayfair home with many upgrades over the past 2 years. Gorgeous in-law suite, with potential for a rental unit. Upstairs: 3 beautiful bedrooms with large closets, closet laundry unit, 4 pce main bath with a lovely glass top sink, stainless steel kitchen, large living room and dining area. Downstairs: is a totally finished lower level with a large bedroom, 3 pce bath with glass shower, a fabulous living room with a fireplace, beautiful stainless steel kitchen and a large laundry/storage room. This home is absolutely move-in ready. Home shows like brand new. Newer flooring upstairs, 2 sets of stainless steel appliances, gorgeous faux stone fireplace, huge fenced yard great for the kids, pets and entertaining. Long driveway with space for 3 cars.**

**Property Features**

Interior Features: **In-Law Suite, Refrigerator, Stove**  
 Exterior Features: **Fenced Yard**  
 Inclusions: **All stainless steel appliances, both sets of washer/dryers, cabinets in basement kitchen, wardrobes in basement bedroom, chandelier in dining room**

Exclusions:

Elem Schools: **Russell Reid/Our Lady of Prov.**      Sec Schools:

**Tax and Financial Information**

Roll#: **290602001431600**      Assessment:  
 Pin#:      Zoning: **res**      Survey:  
 Location: **Urban**      Fronting On: **North**      HST Applicable:

**Condominium Information**

Property Management Contact: **/**  
 Elevator: **No**      Locker #:      Cmn Elm Fee:      Locker:

**REALTOR® Information**

Rmks for Brokerages: **Lynn; Cichosz, Greg Thomas. Move-in ready home, with a gorgeous in-law suite, with potential for a rental unit. 2 stainless steel kits 2 bths, 2 sets of laundry, lrg backyard, 3-car drive. Room Sizes approx. Offers will be presented Monday June 5th at 7:00. Seller has the right to entertain preemptive offers. Seller is a RSA.**

Appointments:	<b>905-522-1110</b>	Occupant:	<b>Owner</b>	Possession:	<b>Flex/Immed</b>
Commission:	<b>2.0 + HST</b>	Deposit:	<b>\$7500</b>	Possess Date:	
Brokerage Acct:	<b>NIB</b>	SPIS:	<b>No/</b>	Under Contract:	<b>Hot Water Heater</b>
Sign:	<b>Yes</b> Lockbox: <b>Yes</b>			Spec Agreement:	
Commence Date:	<b>06/01/2017</b> Expire Date: <b>11/30/2017</b>			Contact Exprd:	<b>No</b>
Financing:	<b>Other</b> Holdover Days:			CDOM:	<b>0</b>
List Brokerage 1:	<b>Coldwell Banker Community Professionals</b>			L/BR Phone:	<b>(905) 522-1110</b>

List Salesperson 1: [Greg Cichosz, Salesperson](#)   
Email: [gregcichosz@gmail.com](mailto:gregcichosz@gmail.com)  
L/SP Fax: (905) 522-1467

L/SP Phone: (905) 522-1110  
Salesperson Cell:

Brokerage Web:

**Prepared By: Greg Cichosz, Salesperson**

**Full Report**

**Date Printed: 06/02/2017**

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