## Prepared by: HELEN WANG, Administrator REAL ONE REALTY INC., BROKERAGE

1660 North Service Rd E #103, Oakville, ON L6H7G3 905-281-2888

		1000 1001		, Oakville, ON LOH7 05	905-201-2000	Printed on 11/01/2021 3:17:16
	Sector Sector	Same Same	81 Kerr's Lane			List: \$2,699,000 For: Sale
NE TOTO - SHE	State of the state		Brantford Ontari	io N3T 5L8		
All setting and	1 10 12	a the Contract of the	Brantford Brantfo	rd		
	Committee and the	A TANK	SPIS: N	Taxes: \$14,411.21 / 20	)21	DOM: 0
atter and the	Brantford		Detached	Fron	ntOn:S F	<b>Rms</b> : 10 + 4
Golf Club			Link: N	k: N Acre: .50-1.99 Bedro		Bedrooms: 4
North Martin		Contract of the	2-Storey		V	Nashrooms: 6
and the second second	and the second		-		2	x3x2nd, 1x5x2nd, 2x2xMain,
31.5	<u> </u>	making The			1	x3xBsmt
Gra	nd River		Lot: 130 x 380.2	7 Feet Irreg: 130.29'X380	).27'X136.71'X41	9.51'
A State	The second second	Contraction of	Dir/Cross St: Kerr's	s Lane/ Hardy Rd.		
<b>ILS#:</b> X5419039	Con	tract Date: 11/01	/2021	PIN#:		
ossession Rema						
(itchens:	1		Exterior:	Brick / Stone	Zoning:	
am Rm:	Υ		Drive:	Private	Cable TV:	
Basement:	Finished / Ful	I	Gar/Gar Spcs:	Attached / 2.0	Hydro:	
Fireplace/Stv:	Υ		Drive Park Spcs:	15	Gas:	
leat:	Forced Air / G	Bas	Tot Prk Spcs:	17.0	Phone:	
A/C:	Central Air		UFFI:		Water:	Well
Central Vac:			Pool:	Inground	Water Suppl	y: Bored Well
Apx Age:			Energy Cert:		Sewer:	Septic
Apx Sqft:	3500-5000		Cert Level:		Spec Desig:	Unknown
Assessment:			GreenPIS:		Farm/Agr:	
POTL:			Prop Feat:	Cul De Sac, Golf, Rav	vine, Waterfront:	Direct
POTL Mo Fee:			River/Stream, Waterfront, Wooded/Treed		Retirement:	
Elevator/Lift:					Oth Struct:	Garden Shed
Laundry Lev:						
Phys Hdcap-Eqp:						
<u>Room</u>	Level	Length (m)	<u>Width (m)</u>	<b>Description</b>		
1 Living	Main	7.21	x 7.75	Cathedral Ceiling	Floor/Ceil Fire	•
2 Kitchen	Main	4.27	x 5.31	Heated Floor	B/I Appliances	•
3 Dining	Main	4.45	x 5.94	Hardwood Floor	Picture Window	w Pot Lights
1 Family	Main	3.63	x 5.31	Hardwood Floor	W/O To Porch	5
5 Sunroom	Main	7.77	x 3.96	Cathedral Ceiling	Overlook Wate	
6 Office	Main	3.94	x 3.61	Hardwood Floor	Large Window	Pot Lights
7 Prim Bdrm	2nd	3.96	x 5.46	Broadloom	5 Pc Ensuite	W/I Closet
3 2nd Br	2nd	3.96	x 4.55	Broadloom	Semi Ensuite	Large Window
3rd Br	2nd	3.96	x 4.34	Broadloom	Semi Ensuite	Large Window
10 4th Br	2nd	4.85	x 3.33	Broadloom	Large Closet	Large Window
11 Rec	Bsmt	7.57	x 6.96	Wet Bar	Pot Lights	Fireplace
12 Media/Ent	Bsmt	3.73	x 6.02	Broadloom	Pot Lights	Wall Sconce Lighting
		-		-		On An About 1.2 Acre Lot Backing C
					-	Kitchen W/Large Center Island, B/I
		-		g & Commanding Stone Fi	ireplace. Perfect I	Porch W/ B/I Bbq, Hottub Facing Po
vt Home Theatr	e, Wine Celler Ar	nd So Much More	e!			
Extras: Driveway	y Repainted(21).	Floor Heating Bo	oiler & Ac(20), Pool	Liner (19). Incl: Kitchen Ar	opl, Washer & Dry	/er, All Elf's, Gdo & Remote, Water

Extras: Driveway Repainted(21), Floor Heating Boiler & Ac(20), Pool Liner (19). Incl: Kitchen Appl, Washer & Dryer, All Elf's, Gdo & Remote, Water Softener & Air Exchanger. Hwt Rental. Excl: Overdrapery.

Listing Contracted With: REAL ONE REALTY INC., BROKERAGE Ph: 905-281-2888