



Together, for better!

一份信任，三份回报!



Features of 81 Kerr's Lane, Brantford

Upgrades After 2017

- 2021 - Driveway Repainted With High-Grade Asphalt
- 2021 - Sunroom Outside Has Been Stained Thoroughly
- 2020 - Floor Heating Boiler Changed
- 2020 - A/C
- 2019 - Pool Liner With 10-Year Warranty Changed
- 2018 - The Previous 3 Season Sunroom Has Been Enclosed With Grand Wood Windows And Doors With Argon Gas.
Add 5 Heating Baseboards And An Electricity Underground Programmable Heating System.

Major Upgrades In 2005

- All Cabinetry Completed By Downview Kitchen & Fine Custom Cabinetry
- Hardwired And Bluetooth Capable For Sound System Throughout
- Front And Back Outdoor Lighting Controlled By Separate Timer System
- Lightings For Landscaping, Pool And Trees Are Low Voltage
- Forced-Air Gas Furnace With Venmar Air Exchanger
- A Bored Well With Cement Casing That Includes A Well And Backup Pump
- Separate Boiler System For Heated Flooring & Hot Water Tank
- Heated Flooring In Kitchen, Powder Room, Ensuite And Jack & Jill Bathroom
- Recirculating Motion Detection Hot Water System Serving 2nd Floor Bathrooms
- Redone All Plumbing And Wiring Throughout
- All Plumbing Runs Directly To Its Source Without Division Of Water Flow (To Ensure Consistent Water Pressure)
- Replaced Most Of Doors And Windows
- Re-Insulated All Exterior Walls And Attic
- Added Vents To Roof And Added Insulation To Most Interior Walls
- Uv Water Purification System
- Water Softener
- All Cement Room Including Wine Cellar And Septic Tank
- Motion Detection Security System With Recording Cameras Throughout
- Central Vacuum And Attachments
- Home Theatre Including Movie Projection System, 6 Seats, Storage Cabinet
- Home Theatre Temperature Controlled By A Cooling Fan
- 2-Way Fireplace Connects Recreation Room And Craft/Toy Room
- India Black Stone Slate Flooring In Sun Room And BBQ Patio Area
- Sun Room Fully Screened With White Cedar Ceiling With 2 Exhaust Fan
- Separate Exhaust Fan And Lighting For BBQ Area
- Outdoor Wet Bar With Granite Countertop
- Beachcomber Hot Tub Provides Approx 6 Seats
- Outdoor Cedar Lined Storage Room, Pool Change Room And Shower

Inground Saltwater Pool With Slide And Water Fall Feature

- Adjustable Jets For Water Feature
- Led Lighting Changes Colours

12'X12' Cedar Gazebo In Backyard

- White Cedar Remainder
- Red Cedar Beams And Posts

A Crank & Pulley Apparatus

(To Assist In Raising And Lowering Boats Into Water)

Lower Part Of Stairs To River Provides Sitting/Viewing Area

Floating Dock Anchored On The River

Exterior

Backing Onto Grand River

Right Behind The Brantford Golf & Country Club

Private Road Leads To The Property

Impressive About 1.2 Acre Lot

One-Of-A-Kind Cottage Like Exterior

Attached Double Garage With Access To The Inside

Private Parkland FitS More Than 17 CaRs

Outdoor Hanging Porch Swing

Towering Trees Surrounded

Foyer/Hall

Travertine Tile Flooring

Double Door Entrance With Glass Inserts

Multiple Large Windows

Double Door Closet

Smooth Ceiling With Pot Lights

Dining Room

Hardwood Flooring

Multiple Large Windows Surrounded

Chandelier Over Eating Area

Living Room

Open To Above With Cathedral Cedar Ceiling

Grand Chandelier And Pot Lights

Hardwood Flooring

2 Large Patio Doors Walk-Out To Sunroom

Floor-To-Ceiling Wood Burning Fireplace In Slate Wall

Open To Gourmet Kitchen



Features of 81 Kerr's Lane, Brantford

Eat-In Kitchen

Heated Travertine Tile Flooring
Smooth Ceiling With Pot Lights
Custom White Cabinets With Undermount Lighting
Granite Countertop And Ceramic Backsplash
Large Centre Island/ Breakfast Bar
Double Undermount Stainless Steel Sinks
Built-In Top-Of-The-Line Appliances
Sub-Zero French Door Refrigerator
Gaggenau Double Wall Ovens
Thermador Professional Gas Cooktop And Range Hood
2 Built-In Bosch Dishwasher
Kitchen Bar Fridge
Patio Doors Walk-Out To Back Porch

Butler's Pantry

Travertine Tile Flooring
Smooth Ceiling With Pot Lights
Custom White Cabinets With Undermount Lighting
Granite Countertop And Ceramic Backsplash
Stainless Steel Dishwasher
Undermount Stainless Steel Sink With Water Filter

Walk-In Pantry

Travertine Tile Flooring
Smooth Ceiling With Ceiling Light Fixture
Custom Pantry Shelf Organizer

Office

Hardwood Flooring
Large Window Overlooking Backyard
Smooth Ceiling With Pot Lights

Mud Room/ Laundry Room/ Powder Room 2

Travertine Tile Flooring
Smooth Ceiling With Pot Lights
2 Large Double Door Closets
Custom White Cabinets
Furniture Style Laundry Vanity With Granite Countertop
Large Mirror With Wall Sconces
Lg Washer & Dryer
Separate Toilet Room

Sunroom

India Black Stone Slate Flooring
Baseboard Heaters
Cathedral White Cedar Ceiling With 2 Exhaust Fan
Floor-To-Ceiling Picture Windows Surrounded
Walk-Out To Patio And The Backyard

Powder Room By Foyer

Heated Travertine Tile Flooring
Window With Blinds
Pot Lights
Furniture Style Vanity With Large Mirror

Second Floor Hall

Broadloom
Multiple Large Windows Surrounded
Cathedral Cedar Ceiling With Pot Lights
Wall Mount Air Conditioner
Indoor Balcony Overlooking Living Room
Built-In Bookcase With Display Pot Lights

Primary Bedroom

Broadloom
2 Large Windows With Blinds
Smooth Ceiling With Ceiling Fan & Light
Large Walk-In Closet With Custom Organizer
5pc Ensuite Bathroom

Primary Ensuite Bathroom

Heated Ceramic Tile Flooring
Large Window With Blinds
Skylight
Smooth Ceiling With Pot Lights
2 Furniture Style Vanities With Mirror And Wall Sconces
Free Standing Soaker Tub With Wall-Mount Tv
Separate Walk-In Shower Room

Second Bedroom

Broadloom
Large Window With Blinds
Smooth Ceiling With Chandelier
Walk-In Closet With Custom Organizer
Sharing Jack And Jill Bathroom With Third Bedroom



Features of 81 Kerr's Lane, Brantford

Third Bedroom

Broadloom
Large Window With Blinds
Smooth Ceiling With Ceiling Fan & Pot Lights
Double Door Closet With Custom Organizer
Sharing Jack And Jill Bathroom With Second Bedroom

Jack And Jill Bathroom

Heated Ceramic Tile Flooring
Large Window With Blinds
Smooth Ceiling With Pot Lights
Furniture Style Vanity With Mirror & Wall Sconces
Wall-Mount Cabinet
Make-Up Area Beside Window
Walk-In Shower Room With Built-In Bench

Fourth Bedroom

Broadloom
2 Large Windows With Blinds
Smooth Ceiling With Ceiling Light Fixture
Walk-In Closet With Custom Organizer

Second Floor Main Bathroom

Ceramic Tile Flooring
Large Window With Blinds
Smooth Ceiling With Pot Lights
Furniture Style Vanity With Framed Mirror
Walk-In Glas Shower Box

Finished Basement

Recreation Room

Broadloom
Smooth Ceiling With Pot Lights
2-Side Gas Fireplace

Sound-Proof Home Theatre

Broadloom
Smooth Ceiling With Pot Lights
Wall Sconces
Movie Projector And Screen
6 Theatre Seats
Bowers & Wilkins Surround Sound Speakers

Wet Bar

Cork Flooring
Industrial Style Concrete Background Wall
Custom Wood Cabinets With
Upper Cabinets And Shelves With Pot Lights
Undermount Stainless Steel Sink

Workshop

Custom Cabinets And Workshop Desk
Ceiling Light Fixture

Wine Cellar

French Door Entrance
Wood Wall And Ceilings
Custom Wooden Wine Racks
Wall Sconces

Guest Bedroom

French Door Entrance
Cork Flooring Window
Smooth Ceiling With Pot Lights
Large His And Hers Closet
Built-In Bookcase & Desk With Display Pot Lights
2-Side Gas Fireplace

Basement Bathroom

Ceramic Tile Flooring
Smooth Ceiling With Pot Lights
Furniture Style Vanity With Framed Mirror
Walk-In Shower Room With Bench

Back Porch

India Black Stone Slate Flooring
Cedar Ceilings With Pot Lights And Speakers
Outdoor Wet Bar With Granite Countertop & Undermount Sink
Broil King Outdoor Grill In Bbq Area
Outdoor Hot Tub For Approx 4 People

Backyard

Stunning Landscaping With Stone Sidewalk
Swimming Pool Surrounded Concrete Patio
Tool Shed & Wood Gazebo