



## 406 BRANT ROAD

MLS# 16487

District	<b>Northeast</b>	Status	<b>Active</b>
Sub District	<b>NE Rural VW</b>	Type	<b>Detached</b>
City/Town	<b>St. George</b>	Bedrooms	<b>3/1</b>
Postal Code	<b>NOE 1NO</b>	Bathrooms	<b>1/1</b>
Near	<b>McLean School Rd</b>	Ensuite	
County	<b>Brant</b>	List Price	<b>\$489,900</b>
Urban/Rural	<b>Rural</b>	Sale Price	
Zoning		Date Uncon	
Possession	<b>TBA</b>		
Poss. Date			
Taxes	<b>\$3,657.00 (2007)</b>		
Assessment			

### INTERIOR

Year Built	<b>1992</b>
# of FP's	
Fireplaces	
Basement	<b>Full, Fully Finished</b>
Clear Height	
Adtl Accom	<b>In-law Suite</b>

### STYLE

Style	<b>Raised Bungalow</b>
Exterior Finish	<b>Brick Facing, Other</b>
Construction	
Roof	<b>Asphalt Shingle</b>
Foundation	<b>Concrete Poured</b>
UFFI	<b>Not Installed</b>

Leased Equip	
Exclusions	
Interior Feat	<b>Main Floor Bedroom, Security System</b>
Appliances	<b>Central Vac, Countertop Range, Dishwasher, Garage Door Opener, Microwave, Oven - Built in, Range Hood, Smoke Detector, Water Softener</b>

### ROOMS

	Bsmt	Main	2nd	Other
Fin. Sqft				
Entrance		<b>8'8x8'3</b>		
Living		<b>12x14'8</b>		
Dining		<b>17'2x14'8</b>		
Kitchen	<b>15'6x9'8</b>	<b>14'6x14'6</b>		
Master BR		<b>20'4x13'8</b>		
Bathroom	<b>4pc</b>	<b>4pc</b>		
Laundry		<b>11'8x8'4</b>		
Family Rm		<b>14'8x26</b>		
Bedroom	<b>14'10x12'1</b>	<b>11x10</b>		
Bedroom		<b>11'8x12</b>		
Den	<b>14'3x13'7</b>			
Other	<b>8'9x10'2</b>			

### FEATURES

Sqft Abv Grd	<b>2,011</b>
Hydro Cost	
Amperage	<b>220</b>
Heat Source	<b>Electric</b>
Heat/Cool	<b>Central Air, Forced Air, Heat Pump</b>
Water	<b>Well - drilled</b>
Waste	<b>Septic</b>
Services	<b>Electricity, High Speed Internet, Phone</b>

### MOBILE/CONDO

Mthly Condo Fee	
Mthly Fee Incl	
Mobile Make	
Mobile Serial #	
Other Mthly Fee	

Parking		Lot Sqft	<b>101,494</b>	Lot Width	<b>230</b>
Garage Type	<b>Attached</b>	Lot Acres	<b>2.33</b>	Lot Depth	<b>300</b>
Garage Size	<b>2 Car</b>	Land Type		Lot Shape	<b>Irregular</b>
Driveway Type	<b>Asphalt</b>	Lot Dim.			
Driveway Size	<b>Triple+</b>	Road Side	<b>E</b>		

Site Influences **Easy Access, Quiet Area, Road - paved, Scenic View, Wooded Lot**

Exterior Features **Balcony, Deck, Porch**

Title	<b>Freehold</b>	Tax Roll	
Survey	<b>Survey Available</b>	Occupancy	<b>Owner Occupied</b>
Financing	<b>Clear</b>	SPIS	<b>Yes</b>
Restrictions			
Legal Desc	<b>Pt Lt 12, Con 5, Pts 1&amp;3, 2R4110; T/W Easement over Part 4 on 2R-4110 as in A417030</b>		