

Property Client Full

14 Orkney Place, Brantford, Ontario N3P 1C7

Listing

14 Orkney Pl Brantford

Active / Residential Freehold / Detached

MLS®#: **X9306334**

List Price: **\$619,900**

New Listing

Brantford/Brantford



Tax Amt/Yr:	\$3,683.28/2024	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	LT 188 PL 1458 CITY OF BRANTFORD		
Style:	2 Storey	Rooms Rooms+:	8+3
Fractional Ownership:	No	BR BR+:	3(3+0)
Assignment:	No	Baths (F+H):	3(1+2)
Link:	No	SF Range:	700-1100
Stories:	2.0	SF Source:	
Lot Irreg:	42 ft x 91 ft x 87 ft	Lot Acres:	< 0.50
	x 123 ft		
Lot Front:	42.60	Fronting On:	S
Lot Depth:	122.00		
Lot Size Code:	Feet		
Zoning:	R1		
Dir/Cross St:	Branlyn		

PIN #:	321880157	ARN #:	290603002146900	Contact After Exp:	No
Holdover:	30				
Possession:	FLEX	Possession Date:	2024-09-30		

Kitch Kitch +	1 (1+)	Exterior:	Brick Front, Vinyl Siding	Water:	Municipal
Fam Rm:	Yes	Drive:	Private	Sewers:	Municipal
Basement:	Yes/Finished	Gar/Gar Spcs:	Attached Garage/1.0	Special Desig:	Unknown
Fireplace/Stv:	Yes	Drive Pk Spcs:	2.00		
Fireplace Feat:	Wood	Tot Pk Spcs:	3.00		
Interior Feat:	Auto Garage Door Remote	Pool:	None		
Heat:	Forced Air, Gas	Energy Cert:	No		
A/C:	No/None	Green PIS:	No		
Apx Age:	31-50				
POTL/Mnth Fee:	No				
Elevator:	No/None				
Retirement:	No				
Property Feat:	Cul De Sac, Public Transit, School, Wooded/Treed				
Exterior Feat:	Deck, Landscaped, Porch				
Roof:	Asphalt Shingle				
Foundation:	Poured Concrete				
Lease To Own Items:	None				
Under Contract:	Hot Water Heater	Dev Charges Paid:	Unknown	HST App To SP:	No
View:	City	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **Step into this renovated 3-bedroom, 3-bathroom residence. Situated on a generously sized pie-shaped lot, this property is nestled in a serene and secluded court, offering unparalleled privacy and tranquility. Many details of this home has been thoughtfully updated to reflect modern elegance and functionality. The heart of the home, the kitchen, has been transformed into a culinary haven, featuring sleek quartz countertops, modern appliances, and stylish cabinetry. The entire home boasts newly installed flooring on all levels, complemented by fresh baseboards and trim, creating a cohesive and polished aesthetic. With an array of recent improvements, including new lighting fixtures, mostly updated windows, and contemporary sliding doors that seamlessly connect indoor and outdoor living spaces. The expansive deck is perfect for entertaining or simply enjoying a peaceful moment in your private backyard. An attached garage adds convenience and additional storage options, while the well-designed layout of the home provides ample space for family gatherings and everyday living. The private backyard is a versatile space that can be tailored to your personal needs and preferences, whether it be for a play area, garden, or relaxation retreat. This home is within walking distance to a reputable grade school and picturesque trails, ideal for outdoor enthusiasts and families. Additionally, it is a short drive to HWY 403 and major shopping centers, ensuring easy access to all essential amenities and commuter routes. This property represents a tremendous value and a rare opportunity to secure a residence that combines modern updates with a prime location. It is not just a house; it is a place where you can envision creating lasting memories and enjoying a lifetime of comfort and convenience. Dont miss the chance to make this exceptional property your forever home. Schedule a viewing today**

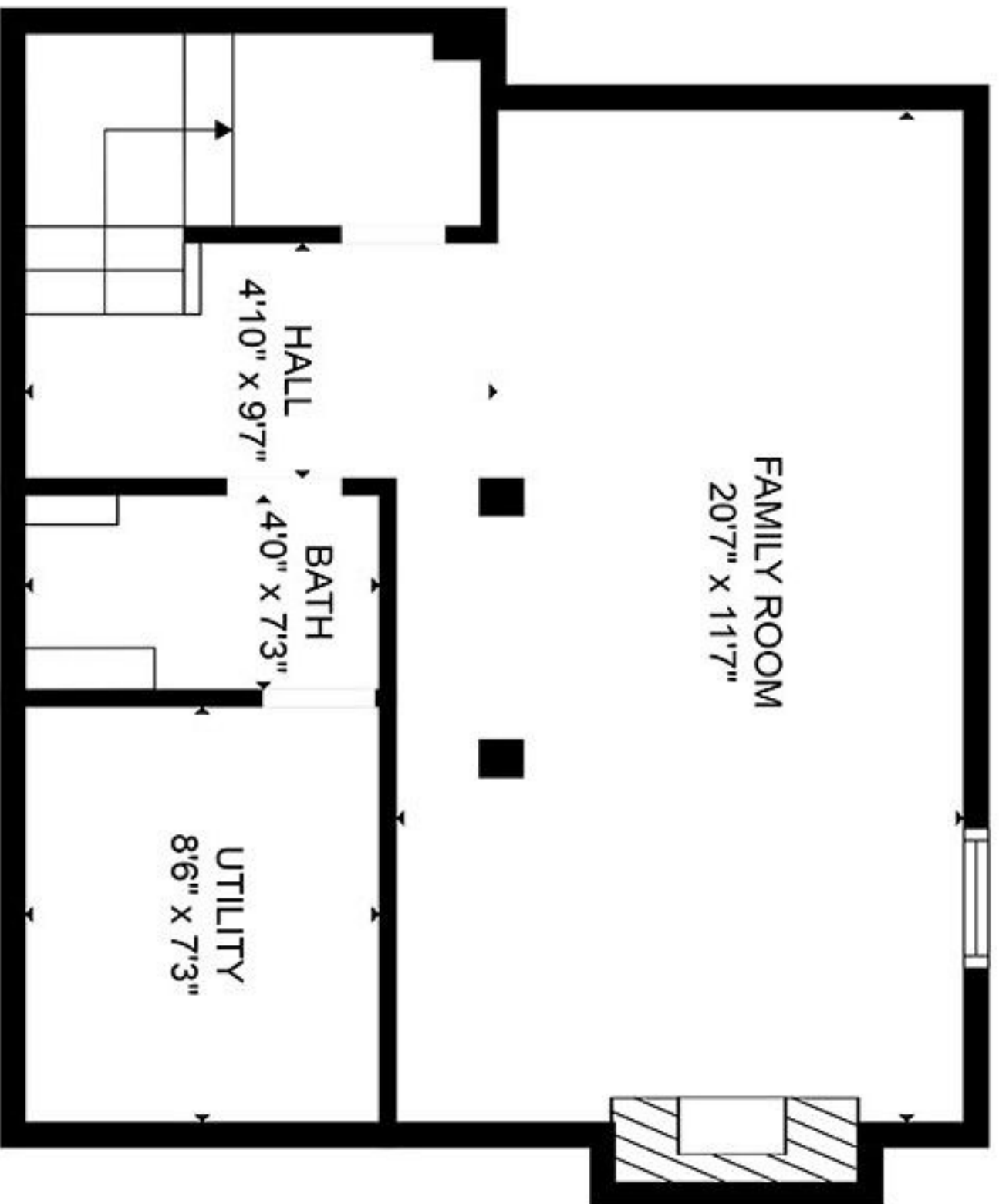
Listing Contracted With: **CENTURY 21 FIRST CANADIAN CORP 519-673-3390**
 Prepared By: **MARTIN SARKISSIAN, Broker** Date Prepared: **09/07/2024**

Rooms

MLS®#: X9306334					
<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	3.51 M X 2.51 M	11.51 Ft x 8.23 Ft		

Dining Room	Main	2.67 M X 2.39 M	8.75 Ft x 7.84 Ft	
Living Room	Main	3.73 M X 3 M	12.23 Ft x 9.84 Ft	
Bedroom	Second	2.67 M X 3.15 M	8.75 Ft x 10.33 Ft	
Bedroom	Second	3.25 M X 3.15 M	10.66 Ft x 10.33 Ft	
Bedroom	Second	2.9 M X 2.29 M	9.51 Ft x 7.51 Ft	
Recreation	Basement	6.1 M X 3.53 M	20.01 Ft x 11.58 Ft	Fireplace
Laundry	Basement	2 M X 2 M	6.56 Ft x 6.56 Ft	
Bathroom	Basement			2
Bathroom	Main			2
Bathroom	Second			4

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FAMILY ROOM
20'7" x 11'7"

HALL
4'10" x 9'7"

BATH
4'0" x 7'3"

UTILITY
8'6" x 7'3"

Basement Level

TOTAL: 1249 sq. ft.
BELOW GROUND: 355 sq. ft., FLOOR 2: 447 sq. ft., FLOOR 3: 447 sq. ft.
EXCLUDED AREAS: UTILITY: 61 sq. ft., GARAGE: 146 sq. ft., PORCH: 53 sq. ft.

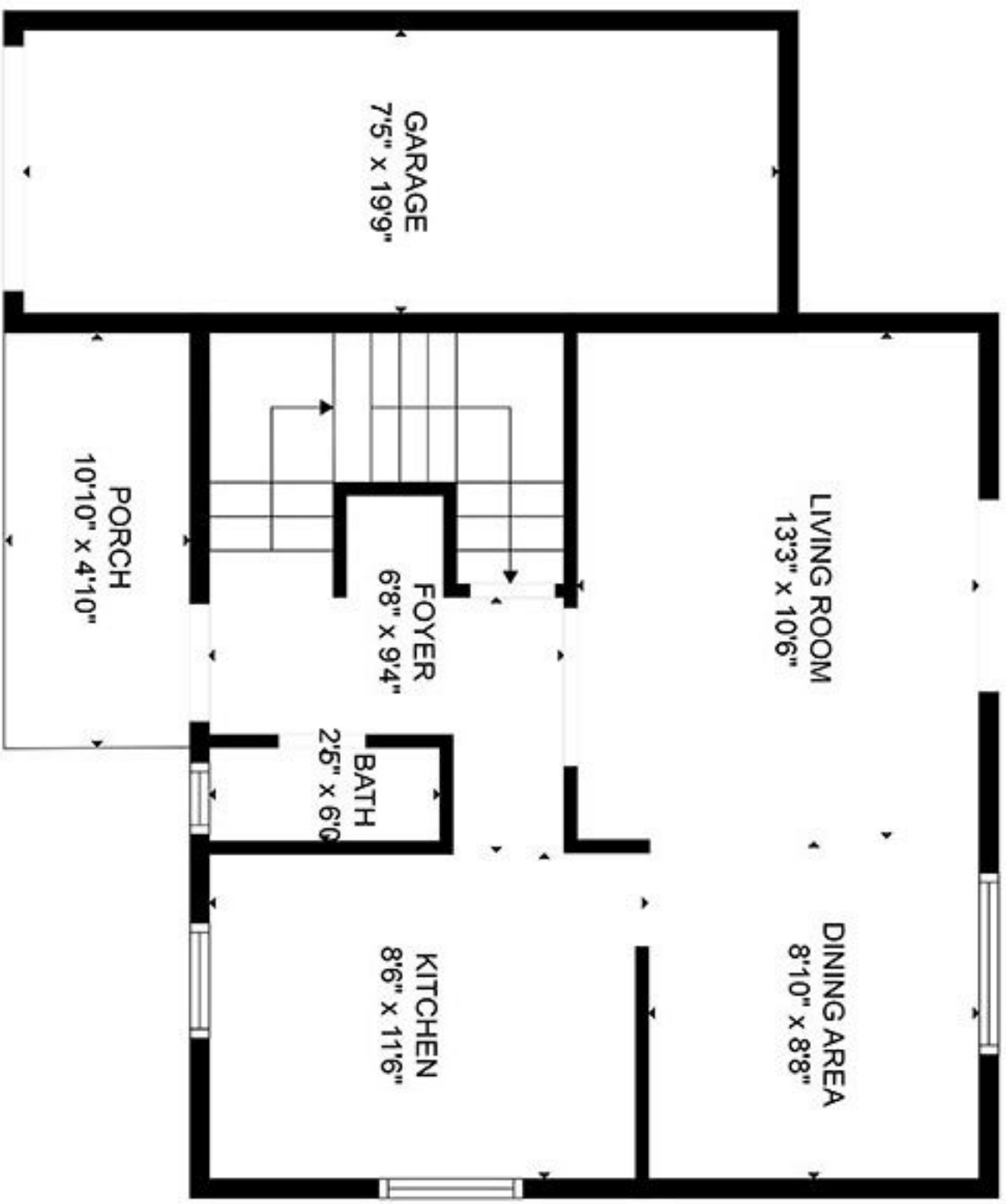
FLOOR PLAN CREATED BY CERIGNOLA AND ASSOCIATES. GEORGE HICKEY RELIABLE. NOT NOT GUARANTEED.



George Hickey
Architect

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519-717-7724



Main Level

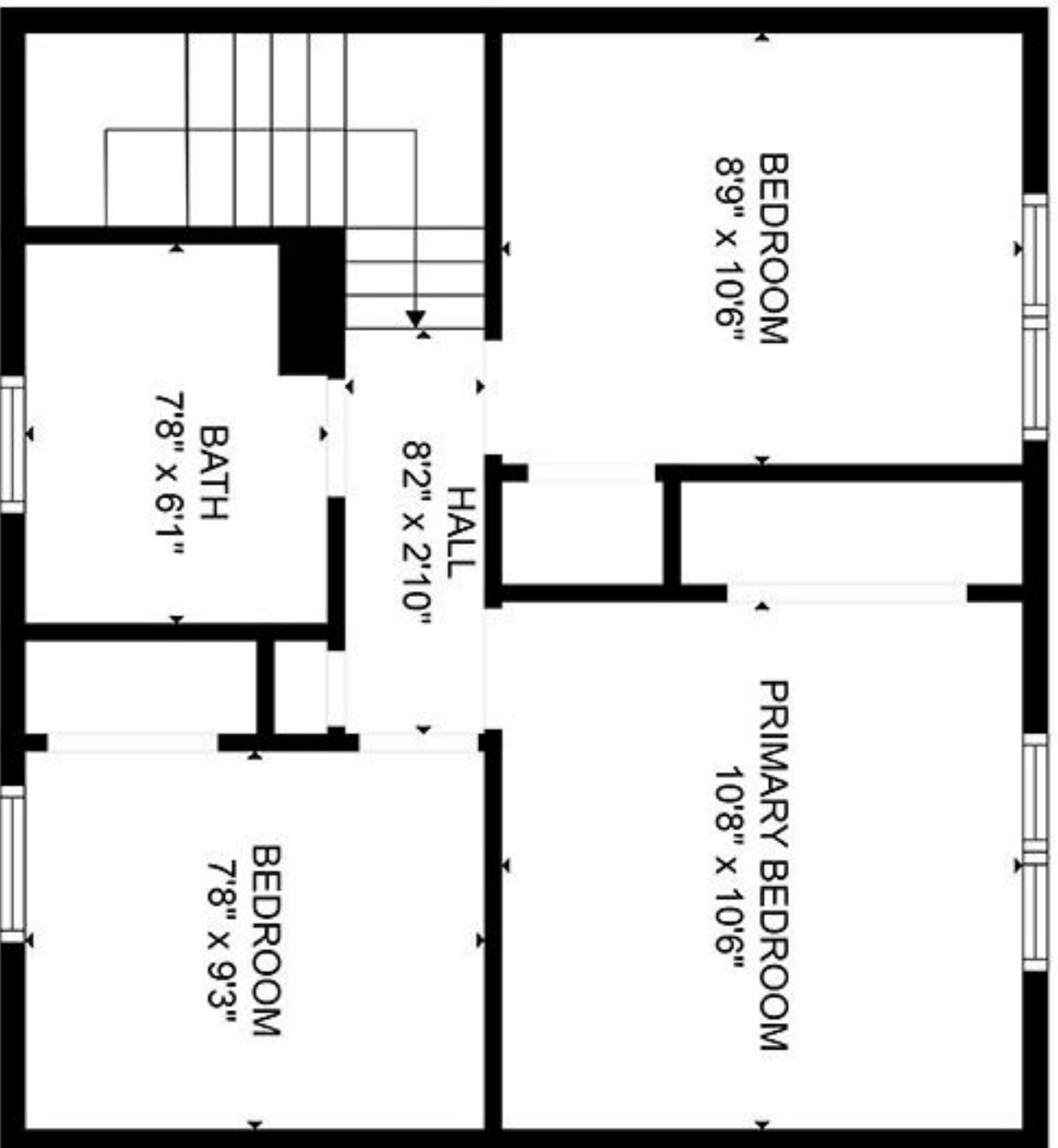
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FLOOR PLAN CREATED BY CERECOLA AND MEASUREMENTS OBTAINED FROM MEASUREMENTS NOT GUARANTEED.

Peter Spina
 REALTOR

21 YEARS REAL ESTATE

519-717-7724



2nd Level

TOTAL: 1249 sq. ft
 BELOW GROUND: 355 sq. ft., FLOOR 2: 447 sq. ft., FLOOR 3: 447 sq. ft.
 EXCLUDED AREAS: UTILITY: 61 sq. ft., GARAGE: 146 sq. ft., PORCH: 53 sq. ft.

FLOOR PLAN CREATED BY GARCIA A/E. MEASUREMENTS DERIVED FROM RENTABLE BUT NOT GUARANTEED.

Peter Spivey
 REALTOR
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