

	<b>2-273 ELGIN ST.</b>			<b>MLS# 16907</b>		
	District	<b>Brantford</b>		Status	<b>Conditional</b>	
Sub District	<b>BR Echo Place DD</b>		Type	<b>Townhouse</b>		
City/Town	<b>Brantford</b>		Bedrooms	<b>3/1</b>		
Postal Code	<b>N3S 5B2</b>		Bathrooms	<b>1/1</b>		
Near	<b>Stanley</b>		Ensuite			
County	<b>Brant</b>		List Price	<b>\$112,500</b>		
Urban/Rural	<b>Urban</b>		Sale Price			
Zoning			Date Uncon			
Possession	<b>TBA</b>					
Poss. Date						
Taxes	<b>\$1,100.00 (2007)</b>					
Assessment						
<b>INTERIOR</b>			<b>STYLE</b>			
Year Built			Style	<b>2 Storey</b>		
# of FP's			Exterior Finish	<b>Brick</b>		
Fireplaces			Construction			
Basement	<b>Full, Fully Finished</b>		Roof	<b>Asphalt Shingle</b>		
Clear Height			Foundation	<b>Concrete Poured</b>		
Adtl Accom			UFFI	<b>Unknown</b>		
Leased Equip	<b>Water Heater</b>					
Exclusions						
Interior Feat						
Appliances	<b>Dryer, Fridge, Stove, Washer</b>					
<b>ROOMS</b>				<b>FEATURES</b>		
	Bsmt	Main	2nd	Other	Sqft Abv Grd	
Fin. Sqft					Hydro Cost	
Entrance					Amperage <b>100</b>	
Living		<b>10'2x16'8</b>			Heat Source <b>Natural Gas</b>	
Dining					Heat/Cool <b>Forced Air</b>	
Kitchen		<b>18x7'6</b>			Water <b>Municipal</b>	
Master BR			<b>11'7x10'11</b>		Waste <b>Sewer - municipal</b>	
Bathroom	<b>2pc</b>	<b>4pc</b>	<b>4pc</b>		Services	
Bedroom	<b>20'9x10'9</b>		<b>12'3x10</b>		<b>MOBILE/CONDO</b>	
Bedroom			<b>10x9'3</b>		Mthly Condo Fee <b>\$145.00</b>	
Laundry	<b>24'3x7'9</b>				Mthly Fee Incl <b>Bldg Insurance, Parking</b>	
					Mobile Make	
					Mobile Serial #	
					Other Mthly Fee	
Parking			Lot Sqft	Lot Width		
Garage Type	<b>No Garage</b>		Lot Acres	Lot Depth		
Garage Size			Land Type	Lot Shape <b>Irregular</b>		
Driveway Type	<b>Asphalt</b>		Lot Dim.			
Driveway Size	<b>Single</b>		Road Side	<b>S</b>		
Site Influences	<b>Public Transit, Recreation Nearby, Sidewalk</b>					
Exterior Features	<b>Fenced - fully, Fenced - part, Patio</b>					
Title	<b>Condominium</b>		Tax Roll			
Survey	<b>Survey None</b>		Occupancy	<b>Tenant Occupied</b>		
Financing	<b>Clear</b>		SPIS	<b>No</b>		
Restrictions	<b>Subdiv Covenant</b>					
Legal Desc	<b>Unit 8, Level 1, Brant Condo Plan 2</b>					
<b>24 hrs notice for all showings</b> - Nice condo, priced to sell, some renovations. Bedroom in basement could easily be reformed to a recreation room.						
Listed By: ACME REALTY INC. - 519-512-1215						

This listing information is provided to you by  
**MARTIN DENIS SARKISSIAN** Broker of Record  
 Agent Ph: 519-717-7724 Office Ph: 519-512-1215  
 Email: martin@acmerealty.ca Web: http://www.acmerealty.ca  
 ACME REALTY INC.  
 7 CHARLOTTE STREET. UPPER LEVEL. http://www.acmerealty.ca



The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale.