



## 61 ANDERSON RD, BRANTFORD, ON N3T 0S2, CANADA

<https://www.gtarealestates.com>

Fall in love w this charming legal Walkout 2 bedrooms +den apartment. Practically 3 rooms. Sep side entrance. Five Star finishing, very bright & warm 2 decent-sized bedrooms + an enclosed den w a window (can be used as a 3rd room). Carpet-free quality vinyl flooring. Open concept w High-end quality finishes: custom blinds, dimming...

- 3 beds
- 1 bath
- Single Family
- Single Family
- 700 - 1100 sq ft



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## Rooms & Units Descr

**UnitNumber:** Lower

**RoomLevel1:** Lower level

**RoomWidth1:** 2.74

**RoomType2:** Dining room

**RoomLength2:** 3.68

**RoomDimensions2:** 3.68 m X 2.74 m

**RoomLevel3:** Lower level

**RoomWidth3:** 2.9

**RoomType4:** Bedroom 2

**RoomLength4:** 3.3

**RoomDimensions4:** 3.3 m X 2.36 m

**RoomLevel5:** Lower level

**RoomWidth5:** 2.41

**RoomType6:** Kitchen

**RoomLength6:** 2.34

**RoomDimensions6:** 2.34 m X 2.9 m

**RoomLevel7:** Lower level

**RoomWidth7:** 2

**RoomType8:** Laundry room

**RoomLength8:** 1

**RoomDimensions8:** 1 m X 1 m

**RoomType1:** Living room

**RoomLength1:** 3.68

**RoomDimensions1:** 3.68 m X 2.74 m

**RoomLevel2:** Lower level

**RoomWidth2:** 2.74

**RoomType3:** Bedroom

**RoomLength3:** 2.9

**RoomDimensions3:** 2.9 m X 2.9 m

**RoomLevel4:** Lower level

**RoomWidth4:** 2.36

**RoomType5:** Den

**RoomLength5:** 2.79

**RoomDimensions5:** 2.79 m X 2.41 m

**RoomLevel6:** Lower level

**RoomWidth6:** 2.9

**RoomType7:** Bathroom

**RoomLength7:** 2

**RoomDimensions7:** 2 m X 2 m

**RoomLevel8:** Lower level

**RoomWidth8:** 1

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## Location Details

**City:** Brantford

**Province:** Ontario

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## Property Details



**Lease:** 1950.00

**LeaseFrequency:** Monthly

**LeaseTerm:** Monthly

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## Property Features

**Flooring:** Vinyl,Ceramic

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** True

**PoolYN:** False

**WaterfrontYN:** False

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 1

**GarageYN:** True

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** RIGHT AT HOME REALTY

**Office ID:** 291409

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 1

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning

