

Property Client Full with Close Price

85 MORRELL Street Unit #221B, Brantford, Ontario N3T 4J6

Client Full
Active / Residential

[85 MORRELL St #221B Brantford](#)

Listing ID: 40616338
Price: **\$485,900**
Close Price:



Brantford/2028 - Henderson/Holmedale/2038 - Holmedale
1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **948**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **948/Other**
 DOM: **3**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$3,100.00/2024**
 Condo Fee/Freq: **\$435.00/Monthly**
 Addl Monthly Fees: **\$435.00**

Remarks/Directions

Public Rmks: **Welcome to The Lofts - this exceptional 2 bed, 2 Bath unit comes complete with premium toned kitchen cabinetry, stainless steel appliances, 11' ceilings, and In-Suite Laundry. Carpet free and modern tones throughout coupled with near floor to ceiling windows create an airy feel bathed in natural light. The spacious primary bedroom comes complete with a large closet and 3pc ensuite, making this home the epitome of organized and comfortable living. California shutters on all windows. 8 foot interior doors, High modern baseboards, pot lights in kitchen, moveable kitchen island. Completing this unit is private and fully covered 19x8 foot balcony which bathes the unit in natural light all day. This unit shares all the condo amenities as the other units like a communal BBQ, party room with outdoor patio areas with natural gas fireplace feature, elevator to easily get you around the 3 levels. This unit has 1 parking space right close to the rear entrance door. Nestled in a desirable mature neighbourhood within walking distance to a historical area rich with character, a network of nature trails along the Grand River, parks, shopping and schools, you won't want to miss this opportunity. Book your showing today!**

Directions: **HOLME STREET**
 Cross St: **Holme**

Common Elements

Common Element Additional Fee: **435.00**
 Common Element/Condo Amenities: **BBQs Permitted, Games Room, Media Room, Roof Top Deck/Garden**
 Condo Fees: **\$435.00/Monthly**
 Condo Fees Incl: **Building Insurance, Common Elements, Ground Maintenance/Landscaping, Natural Gas, Snow Removal**
 Locker: **None**
 Pets Allowed: **Restricted**
 Prop Mgmt Co: **Wilson Blanchard**
 Balcony: **Enclosed**
 Condo Corp #: **111**
 Condo Corp Yr End:

Exterior

Construct. Material: **Stone, Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **//Estimated**
 Garage & Parking: **Outside/Surface/Open, Private Drive Single Wide//Asphalt Driveway**
 Parking Spaces: **1**
 Parking Level/Unit:
 Water Source: **Municipal-Metered**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **0.00**
 Location: **Urban**
 Area Influences: **Trails**
 Topography:
 Restrictions:
 Foundation: **Poured Concrete, Slab**
 Driveway Spaces: **1.0**
 Parking Assigned: **B42**
 Water Tmnt:
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **0.00**
 Lot Irregularities:
 Roof: **Flat**
 Prop Attached: **Attached**
 Apx Age: **0-5 Years**
 Garage Spaces:
 Licen Dwelling:
 Sewer: **Sewer (Municipal)**
 Acres Rent:
 Lot Shape: **Rectangular**
 Land Lse Fee:
 Fronting On: **East**
 Exposure: **South**

Interior

Interior Feat: **Air Exchanger, Skylight**
 Basement: **None**
 Laundry Feat: **In-Suite**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**
 Add Inclusions: **All furniture is negotiable except as excluded.**
 Exclusions: **Sofa and 3 wood chairs**
 Basement Fin:

Property Information

Common Elem Fee: **Yes**
 Legal Desc: **UNIT 21, LEVEL 2, BRANT STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN BC352429 CITY OF**
 Local Improvements Fee:

Zoning: **BRANTFORD
R4-21**
Assess Val/Year: **\$217,000/2021**
PIN: **328110102**
ROLL: **290601000416948**
Possession/Date: **Flexible/**

Survey: **None/**
Hold Over Days: **30**
Occupant Type: **Owner**
Deposit: **10000**

Brokerage Information

List Date: **07/05/2024**
List Brokerage: **[CENTURY 21 FIRST CANADIAN CORP., BROKERAGE](#)**

Prepared By: MARTIN SARKISSIAN, Broker
POWERED by [itsorealestate.com](#). All rights reserved.

Date Prepared: 07/08/2024

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Listing ID: 40616338

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bathroom	Main	7' 9" X 7' 0"	2.36 X 2.13	3-Piece
Bathroom	Main	7' 10" X 8' 9"	2.39 X 2.67	4-Piece
Bedroom	Main	10' 6" X 12' 7" X 11' 0"	3.20 X 3.84 X 3.35	
Dining Room	Main	12' 3" X 10' 8" X 11' 0"	3.73 X 3.25 X 3.35	
Kitchen	Main	10' 7" X 14' 8" X 11' 0"	3.23 X 4.47 X 3.35	
Living Room	Main	10' 9" X 11' 11" X 11' 0"	3.28 X 3.63 X 3.35	
Bedroom Primary	Main	9' 4" X 16' 11" X 11' 0"	2.84 X 5.16 X 3.35	

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.

