



20 Leonard Street

BRANTFORD



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Welcome to 20 Leonard Street

This detached bungalow has a lot to offer for any potential investor(s) or be ready to move in and make further changes as per your needs.

This 3-bedroom bungalow, sits on a large lot, in an amazing neighbourhood and is ready to move in. A large fully fenced rear yard has a hot tub (as-is), the potential for a pool and has 3 sheds.

The main floor offers a spacious living-room, good sized eat-in kitchen, a family room, two bedrooms and a 4-piece bath. The second floor features the master bedroom with a large walk-in closet.

The updated metal roof (2018) has a transferable lifetime warranty. The air conditioning unit is being replaced with a brand-new (2023) unit at the time of the listing.

This property is located in a sought-after area of Homedale, and is close to schools, bus routes, shopping, hospital, the bike park, the Grand River, walking trails, and restaurants!

 1,297 Square Feet

 \$2,852.46 / 2023

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Room Measurements

MAIN LEVEL	
Living Room	14'3" x 11'9"
Dining Room	13'10" x 11'1"
Eat-In Kitchen	19'2" x 11'1"
Family Room	16'10" x 10'6"
Bathroom	4-Piece
Bedroom	11'11" x 9'7"
Bedroom	9'9" x 9'7"
UPPER LEVEL	
Bedroom	19'7" x 12'6"
LOWER LEVEL	
Laundry Room	8'11" x 5'5"