

# \$2,500,000 - 364 Robinson Road, Brantford

MLS® #40715831

**\$2,500,000**

7 Bedroom, 4.00 Bathroom, 4,966 sqft

Single Family on 2.00 Acres

2059 - Brant Pk/Rest Acres, Brantford, Ontario

Welcome to 364 Robinson Road, a one-of-a-kind retreat nestled on over 3 acres in Brant County, designed by award-winning architect John Hix. Every inch of this extraordinary property celebrates harmony with nature, energy efficiency, and timeless design. Crafted for both comfort and sustainability, this multi-tiered home features a passive solar design, a two-storey solarium that naturally heats the space, and extra-thick concrete walls with 3" SM insulation extending to the footings. A cistern water system supports eco-conscious living, while spray foam insulation, and cross-ventilation architecture deliver year-round comfort and savings. Inside, you'll find over 4,000 sq. ft. of beautifully finished living space including a fully wheelchair-accessible in-law suite with a private wraparound deck. The main home boasts a soaring open-concept kitchen with red oak hardwood floors, Dupont countertops, and a seamless flow into the sun-drenched solarium. Upstairs, spa-inspired comfort awaits with picturesque views, a luxurious bathroom with a jacuzzi tub, and the convenience of upper-level laundry. The lower level adds two bedrooms, a full bath, garage access, and a cedar sauna. Outside, explore a wonderland of lifestyle features: a inground pool with change room, covered outdoor wood stove, 3 ponds with fountains, a creek, horseshoe pit with stadium seating, 1 km of private trails, fire pits, and award-winning gardens recognized on botanical tours. Additional highlights include a



four-car garage, new electrical blinds, water drip system, metal roof (2012), and 2x 200-amp panels with tie points on the roof for solar panels. Whether you're relaxing on the massive wraparound deck or hiking your private forest trail, this is a home that must be experienced to be believed. Live in tune with nature—schedule your private tour today.

(id:6289)

Built in 1988

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 40715831      |
| Price          | \$2,500,000   |
| Bedrooms       | 7             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 4,966         |
| Acres          | 2.00          |
| Year Built     | 1988          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 364 Robinson Road          |
| Subdivision | 2059 - Brant Pk/Rest Acres |
| City        | Brantford                  |
| Province    | Ontario                    |
| Postal Code | N3T5L7                     |

**Amenities**

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Utilities      | Natural Gas                                                                                                       |
| Features       | Ravine, Conservation/green belt, Crushed stone driveway, Automatic Garage Door Opener, In-Law Suite, Private Yard |
| Parking Spaces | 16                                                                                                                |
| Parking        | Attached Garage                                                                                                   |
| # of Garages   | 1                                                                                                                 |

|          |               |
|----------|---------------|
| View     | View of water |
| Has Pool | Yes           |
| Pool     | Inground pool |

## Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Ceiling fans                                                                    |
| Appliances        | Dishwasher, Refrigerator, Sauna, Water softener, Gas stove(s), Window Coverings |
| Heating           | Natural gas Forced air                                                          |
| Cooling           | Central air conditioning                                                        |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 2                                                                               |
| Fireplaces        | Wood                                                                            |
| # of Stories      | 2                                                                               |
| Has Basement      | Yes                                                                             |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | See Remarks                |
| Exterior Features | Lawn sprinkler, Landscaped |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Re/Max Twin City Realty Inc |
|----------------|-----------------------------|



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