

\$899,900 - 8 Westgate Circle, Brantford

MLS® #40735886

\$899,900

4 Bedroom, 4.00 Bathroom, 2,188 sqft

Single Family on 0.00 Acres

2013 - Brier Park, Brantford, Ontario

Welcome to 10/10 Luxury Living in North Brantford – A Rare Bungalow Oasis on a Quiet Cul-De-Sac This is your chance to own an exceptionally rare and fully upgraded bungalow in one of North Brantford’s most desirable, private locations. With over 2,100 sq. ft. of main-floor living, this entertainer’s dream blends refined style with true functionality. A sweeping driveway leads to a beautifully maintained home with impressive curb appeal. Inside, the open-concept design showcases a chef’s kitchen with a large island, custom cabinetry, and high-end finishes. It flows effortlessly into a brick-accented dining area and a spacious living room with a brand new gas fireplace – perfect for hosting or relaxing. The main floor offers three generous bedrooms, including a stunning primary suite with walk-in closet, a spa-like ensuite featuring a jacuzzi tub and fireplace, plus private access to your 12-person hot tub with automatic cover. A renovated main bath, dedicated office, and well-placed half bath near the garage and pool area complete the level. The finished basement adds a fourth bedroom, full bath, large laundry room with gas hookups, and ample storage. The oversized two-car garage includes electronic attic stairs leading to full-length storage above. Step outside to your private resort-style backyard: an inground saltwater pool with diving boards and a working slide, a full wet bar, large deck, turf games area, dog run, and a charming bunkie



with hydro that sleeps two. Major updates include: hot water tank (2024), sump pump (2025), A/C (2021), water softener (2020), fireplace (2025), pool heater/pump/filter (2020), and saltwater conversion (2024). This home is more than a property—itâ€™s a lifestyle. Don't miss this exceptional North Brantford opportunity. (id:6289)

Essential Information

Listing #	40735886
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,188
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	8 Westgate Circle
Subdivision	2013 - Brier Park
City	Brantford
Province	Ontario
Postal Code	N3R5W5

Amenities

Amenities	Hospital, Place of Worship, Public Transit, Schools
Features	Cul-de-sac, Automatic Garage Door Opener
Parking Spaces	8
Parking	Attached Garage
# of Garages	1
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Dishwasher, Garage door opener, Hot Tub
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Stone
Foundation	Poured Concrete

Listing Details

Listing Office Michael St. Jean Realty Inc.



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