

\$724,900 - 8 William Street, Brantford

MLS® #40745628

\$724,900

4 Bedroom, 3.00 Bathroom, 2,451 sqft

Single Family on 0.00 Acres

2042 - North Ward, Brantford, Ontario

Welcome home to 8 William Street, set in Brantford's Victorian Historic District. This solid brick 2-storey home with 2,451 sqft, 4 bedrooms, 2.5 baths and a remarkable attic loft, was meticulously restored to its original grandeur in 2017-2018 and offers spectacular curb appeal. Step inside to a foyer defined by ornate ceramic tile, a broad hardwood Victorian staircase and original wood trim that reflects the workmanship of its era. The main floor highlights refinished pine hardwoods, Palladian windows, intricate coving & moldings, with period hardware & door fixtures throughout. The living & dining rooms feature bay windows, custom California shutters and a refinished oak fireplace in the living room. The kitchen showcases a crisp white palette of cabinetry set against a mosaic tile backsplash, apron-front sink and stainless steel appliances. A door opens to the side porch, and backstairs link the kitchen to bedrooms, perfect for quick trips upstairs or late-night snacks. Completing the main floor is a newly constructed 2pc bathroom combined with the laundry room. The second floor offers 4 bedrooms with refinished hardwoods and a 5pc bath. The stunning loft retreat boasts vaulted ceilings with beams, skylight, dormer, wet bar and a 3pc bathroom. The basement walks-up to a fenced professionally landscaped backyard with interlock patio, gardens & green space that backs onto a picturesque city park & steps to the Grand River trail. William Street, recognized within



the Dufferin Aveâ€“William St Heritage Conservation District, is notable for its potential in Brantfordâ€™s continued growth & development. With timeless curb appeal & thoughtful restoration, this home offers both charm & function in one of the cityâ€™s most desirable settings, close to schools, shops & parks. Additional Features Include: Select new windows installed (main bathroom, kitchen, basement). New roof, eavestroughs, soffit & fascias (2017), Full electrical rewiring. See Supplements for all updates! (id:6289)

Built in 1910

Essential Information

Listing #	40745628
Price	\$724,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,451
Acres	0.00
Year Built	1910
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	8 William Street
Subdivision	2042 - North Ward
City	Brantford
Province	Ontario
Postal Code	N3T3K1

Amenities

Amenities	Park, Schools, Shopping
Parking Spaces	3
Parking	None

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Brick
Foundation	Unknown

Listing Details

Listing Office Re/Max Escarpment Realty Inc.



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