

\$549,900 - 13 Sarah Street, Brantford

MLS® #40756797

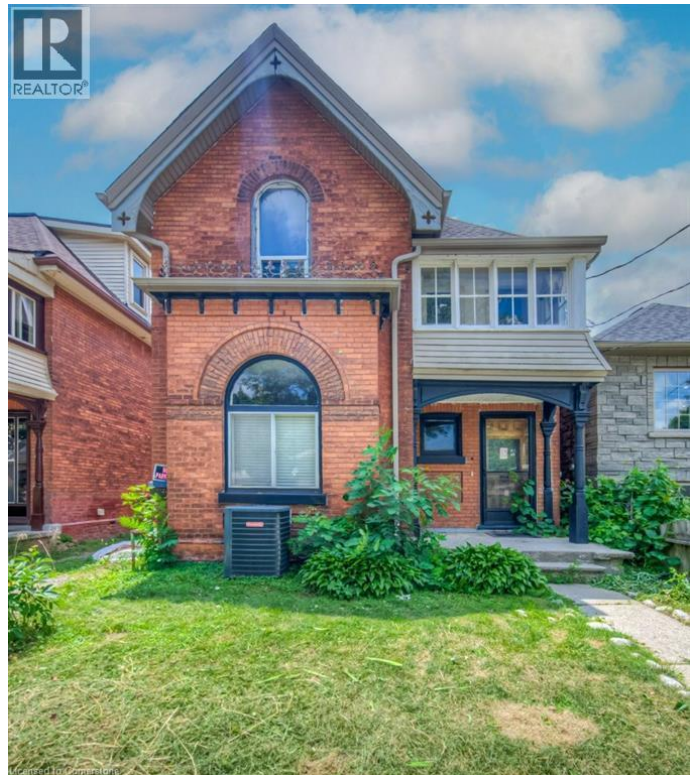
\$549,900

3 Bedroom, 2.00 Bathroom, 1,920 sqft

Multi-family on 0.00 Acres

2044 - Victoria/Arthur, Brantford, Ontario

Welcome to 13 Sarah Street in the heart of Brantford's East Ward. This centrally located duplex is a fantastic opportunity for investors or those looking to live in one unit while renting out the other. Each unit has a private separate entrance, a functional layout, and large windows that fill the spaces with bright natural light. The upper unit features two bedrooms, one bathroom, and a spacious private upper patio with direct access off the kitchen-perfect for morning coffee or outdoor dining. The lower unit offers one bedroom and one bathroom, with just as much natural light and comfort. The property also includes a large, fully fenced backyard-ideal for tenants, pets, or outdoor enjoyment-and a generous storage shed, providing ample space for tools, bikes, or seasonal items. Conveniently located near Brantford's downtown core, you're just minutes from parks, quality schools, public transit, and everyday amenities. Whether you're expanding your investment portfolio or seeking a versatile multi-unit property, 13 Sarah Street offers excellent potential. (id:6289)



Essential Information

Listing #	40756797
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,920

Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	13 Sarah Street
Subdivision	2044 - Victoria/Arthur
City	Brantford
Province	Ontario
Postal Code	N3S2Z5

Amenities

Amenities	Hospital, Park, Playground, Public Transit, Schools
Features	Crushed stone driveway
Parking Spaces	2

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
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Listing Details

Listing Office	Chestnut Park Realty Southwestern Ontario Ltd., Brokerage
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