

\$734,900 - 15 Burdock Boulevard, Brantford

MLS® #40759240

\$734,900

3 Bedroom, 2.00 Bathroom, 1,592 sqft

Single Family on 0.01 Acres

2013 - Brier Park, Brantford, Ontario

You're all very welcome to 15 Burdock Boulevard - a spacious all brick Brier Park 4 level back split with handsome curb appeal, a large 2 car garage and a location that is 2nd to none! When entering the foyer, you are made to feel 'at home' and immediately recognize this as a well cared for home where pride of ownership of apparent throughout! The classic kitchen has been updated with a modern colour palette and features a suite of stainless steel appliances opening to a generous 'eat in' area that is sure to be the heart of the home. The main level is complete with a welcoming formal Living & Dining Room combination perfect for entertaining! The upper level of the home features a primary bedroom with ensuite privilege, 2nd & 3rd bedrooms with ample closet space and an updated 4 piece bath. The first lower level opens to a spacious yet cozy recreation room warmed by a gas fireplace and decorated in modern neutral tones. This flows into a large office featuring a walk up to the back yard covered patio - the office could be used for a number of other uses such as a 4th bedroom, pay area, hobby room - the possibilities go on! Balancing out this lower level is a modern 3 piece spa-like bathroom with a large walk in shower. But wait - there's more! The basement level features more storage than most people dream of as well as a workshop area, cold room, laundry, all of the homes' updated mechanicals (including a recent high efficiency Lennox Furnace), central vac, newer



electrical panel - and did I mention storage?
Nothing to do but move in to this family home
that has been lovingly cared for by the same
family for decades - its time to make it your
own! (id:6289)

Built in 1975

Essential Information

Listing #	40759240
Price	\$734,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,592
Acres	0.01
Year Built	1975
Type	Single Family
Sub-Type	Freehold

Community Information

Address	15 Burdock Boulevard
Subdivision	2013 - Brier Park
City	Brantford
Province	Ontario
Postal Code	N3R6B5

Amenities

Amenities	Airport, Golf Nearby, Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Sump Pump, Automatic Garage Door Opener
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Refrigerator, Stove, Washer, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Coldwell Banker Homefront Realty
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