

# \$444,900 - 139 Chestnut Avenue, Brantford

MLS® #40766009

**\$444,900**

3 Bedroom, 1.00 Bathroom, 2,030 sqft

Single Family on 0.00 Acres

2038 - Holmedale, Brantford, Ontario

Investor Alert! 139 Chestnut Avenue in Brantford is the century home opportunity youâ€™ve been waiting for. This duplex-zoned 1.5 storey home offers endless upside for flippers, BRR investors, or anyone seeking multi-unit income potential in one of Brantfordâ€™s most promising neighbourhoods. Inside this 3-bedroom, 1-bath home, youâ€™ll find a layout ready for transformationâ€”Some renovation is needed (except the kitchen), but the bones are solid, the layout is functional, and the upside? Massive. From the vaulted ceiling in the family room that adds surprising volume and natural light, to the double-wide driveway that easily parks 4 cars, this property is practically begging for a profitable refresh. The basement offers additional square footage, awaiting finishing touches or use for storage. Youâ€™re working with forced-air gas heating and a 6-year-old furnace and central AC systemâ€”great news for budget-conscious investors. With zoning that supports duplex conversion, you can legally add a second unit and double your rental revenue. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | 40766009  |
| Price     | \$444,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |

|                |               |
|----------------|---------------|
| Square Footage | 2,030         |
| Acres          | 0.00          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 139 Chestnut Avenue |
| Subdivision | 2038 - Holmedale    |
| City        | Brantford           |
| Province    | Ontario             |
| Postal Code | N3T4C8              |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Park, Place of Worship, Public Transit, Schools |
| Features       | Sump Pump                                       |
| Parking Spaces | 4                                               |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | Ceiling fans                            |
| Appliances        | Refrigerator, Stove, Microwave Built-in |
| Heating           | Forced air                              |
| Cooling           | Central air conditioning                |
| # of Stories      | 2                                       |

### Exterior

|            |                     |
|------------|---------------------|
| Exterior   | Stone, Vinyl siding |
| Foundation | Block               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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