

\$769,900 - 31 Belaire Road, Brantford

MLS® #40767505

\$769,900

4 Bedroom, 3.00 Bathroom, 1,731 sqft

Single Family on 0.00 Acres

2034 - Queensway/Grove, Brantford, Ontario

Welcome to this spacious brick bungalow offering over 1,730 sq. ft. of main floor living space on a quiet, family-friendly street. Step into the large foyer with inside access to the garage, and you'll immediately appreciate the bright, welcoming feel – most of the main floor has been freshly painted, creating a warm and inviting atmosphere throughout. The home features a generous living room, a formal dining room, and a large eat-in kitchen with plenty of pine cabinetry, wainscoting, a newer dishwasher, and sliding doors leading to a private deck and yard with mature trees. The backyard is perfect for entertaining with a gas BBQ hookup, while the front lawn is equipped with inground sprinklers for easy care. On the main level, you'll find 3 bedrooms, including a spacious primary suite with walk-in closet and 3-pc ensuite, plus a 4-pc bath and convenient main floor laundry with garage access. For added peace of mind, the home includes a smoke alarm system tied into a water sensor designed to detect washing machine overflows. Down the oak staircase, the fully finished lower level offers exceptional space with a large rec room, a huge workshop, a bonus/utility room, an additional bedroom, and a 3-pc bath – perfect for hobbies, guests, or extended family. Set in a wonderful neighbourhood, this home is close to schools, parks, shopping, and all amenities, with easy access to Hwy 403. A truly comfortable family home in a prime location! Set in a wonderful neighbourhood, this home is close to schools,



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Built in 1990

Essential Information

Listing #	40767505
Price	\$769,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,731
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	31 Belaire Road
Subdivision	2034 - Queensway/Grove
City	Brantford
Province	Ontario
Postal Code	N3R6Z3

Amenities

Amenities	Place of Worship, Playground, Schools, Shopping
Features	Automatic Garage Door Opener
Parking Spaces	6
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office Peak Realty Ltd.



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