

\$828,899 - 178 Longboat Run W, Brantford

MLS® #40767543

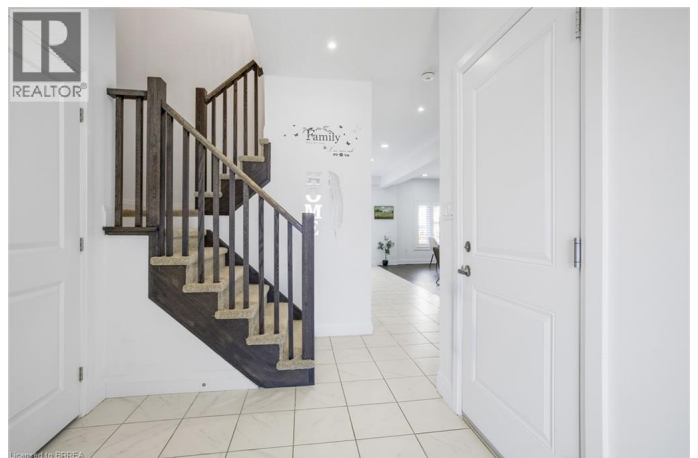
\$828,899

3 Bedroom, 3.00 Bathroom, 1,956 sqft

Single Family on 0.00 Acres

2074 - Empire South, Brantford, Ontario

Welcome to 178 Longboat Run West—a stunning 2-storey home nestled in one of Brantford's most desirable and family-friendly communities. Thoughtfully designed with modern comfort and timeless style, this beautiful property sits on a premium 36 ft. x 114 ft. lot with no rear neighbours and features over \$21,000 in upgrades! Step inside to experience open-concept living at its finest, where natural light pours across the spacious main level. Every room is enhanced with upgraded baseboards that add a refined finish, and California shutters that provide both privacy and a touch of elegance. The inviting living room showcases rich hardwood flooring, sleek pot lights, and a welcoming ambiance ideal for both relaxing and entertaining. The modern kitchen is a chef's dream, complete with flat-panel cabinetry, quartz countertops, stainless steel appliances, and a stylish backsplash. Just off the kitchen, the dining area is ideal for family meals and gatherings, with sliding glass doors leading to a cozy patio—perfect for barbecues and enjoying warm evenings outdoors. Upstairs, the grand primary suite offers a luxurious retreat with elegant double-door entry, a spacious walk-in closet, and a spa-like ensuite. Unwind in the deep soaking tub or refresh in the oversized walk-in shower with upgraded sliding glass doors. Two additional bedrooms, a modern 3-piece bathroom with an upgraded glass shower door, and the convenience of an upstairs laundry room with window complete



the second floor. The unfinished basement offers an excellent opportunity for customization, featuring large upgraded windows that fill the space with natural light and a pre-installed bathroom rough-in for added convenience. Outside, enjoy a fully fenced backyard with ample green space to play and relax throughout the seasons. This home truly has it all: modern finishes, family-friendly comfort, and an unbeatable location. Don't miss your chance to make 178 Longboat Run West your forever home! (id:6289)

Essential Information

Listing #	40767543
Price	\$828,899
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,956
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	178 Longboat Run W
Subdivision	2074 - Empire South
City	Brantford
Province	Ontario
Postal Code	N3T0R9

Amenities

Amenities	Park, Place of Worship, Playground, Schools, Shopping
Features	Paved driveway
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Aluminum siding, Brick, Stone
Foundation	Poured Concrete

Listing Details

Listing Office Pay It Forward Realty



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