

\$639,000 - 13 Amos Avenue, Brantford

MLS® #40769306

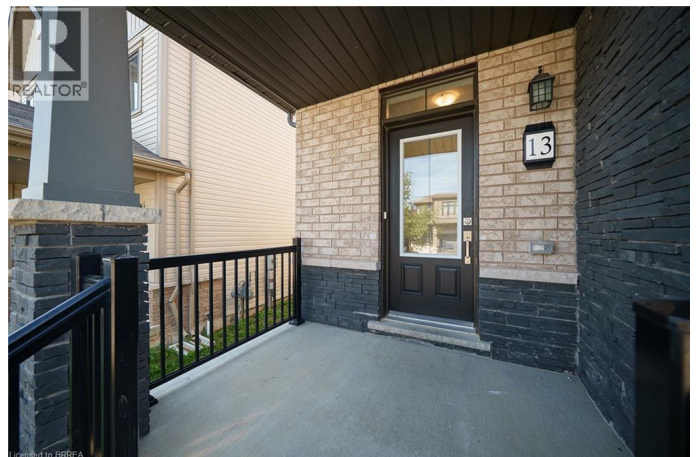
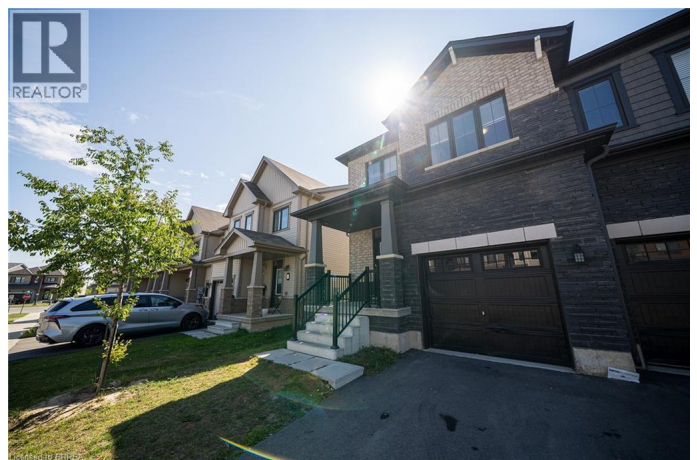
\$639,000

3 Bedroom, 3.00 Bathroom, 1,655 sqft

Single Family on 0.00 Acres

2074 - Empire South, Brantford, Ontario

Welcome to 13 Amos Avenue in Brantford's sought-after Empire South community, a vibrant, family-friendly neighbourhood on the rise. This pristine 3 bedroom, 2.5 bathroom end-unit townhome offers 1,655 sq. ft. of living space, complete with a single-car garage, and the added potential of an unfinished basement. The main floor opens with a tiled foyer, complete with inside access to the garage and a convenient 2-piece powder room. A bright, open-concept layout connects the great room and eat-in kitchen, where 9-foot ceilings and expansive windows fill the space with natural light. A blend of tile and hardwood flooring adds warmth and durability throughout. The kitchen offers ample cabinetry, stainless steel appliances, and sliding doors that lead directly to the backyard, complete with a gas line for BBQ hookup for easy indoor-outdoor living. Upstairs, hardwood flooring continues through the main staircase and hallway. The primary bedroom offers a walk-in closet and a 4-piece ensuite with a soaking tub and separate tiled shower. Two additional bedrooms, a second 4-piece bathroom, and the convenience of bedroom-level laundry complete the upper floor. The unfinished basement provides excellent potential for future living space or storage, featuring large basement windows and a cold cellar. The backyard offers plenty of room to enjoy. Located in a growing, family-filled neighbourhood, this home is surrounded by new development and



community growth. Don't miss your chance to make this beautiful home yours—schedule a private showing today!
(id:6289)

Essential Information

Listing #	40769306
Price	\$639,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,655
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	13 Amos Avenue
Subdivision	2074 - Empire South
City	Brantford
Province	Ontario
Postal Code	N3T0V4

Amenities

Parking Spaces	2
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	2

Exterior

Exterior	Aluminum siding, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office Re/Max Escarpment Realty Inc.



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