

\$549,000 - 601 Conklin Road Unit# 17, Brantford

MLS® #40770691

\$549,000

3 Bedroom, 2.00 Bathroom, 2,340 sqft
Single Family on 0.00 Acres

2068 - Shellard Lane, Brantford, Ontario

PRICED TO SELL! A Tranquil Bungalow Townhome Backing Onto Greenspace. This lovingly maintained 2+1 bedroom townhome with a den offers effortless, low-maintenance living in a desirable, well-managed condo community. Set within beautifully landscaped grounds, this home invites you to relax and unwind without the hassle of outdoor upkeep. Step inside to a bright, open-concept main floor featuring hardwood floors and California shutters throughout. The open living room leads to a private deck through sliding glass doors complete with a remote-controlled awning, overlooking a peaceful greenbelt and mature trees. It's the perfect setting for your morning coffee or an evening glass of wine. The stylish kitchen is equipped with stainless steel appliances, including a newer stove and a fridge with built-in ice maker, pot lights with dimmers, a raised breakfast bar with seating, and a handy pantry. Just off the kitchen, the generous dining area easily accommodates a full-size table and hutch for all your entertaining needs. The main floor primary bedroom is impressively sized, with room for a California King bed, two wardrobes, and nightstands. It features dual closets, a ceiling fan, and direct access to a 4-piece semi-ensuite bath. The second bedroom also enjoys great natural light, a ceiling fan and california shutters. A convenient laundry closet on the main floor, houses a brand-new washer. Downstairs, you'll find a finished basement with an additional bedroom



(featuring egress windows), a gas fireplace, and a private den/office with French doors, ideal for guests or working from home. The 3-piece bathroom includes a glass shower enclosure. Additional highlights include ample basement storage, a water softener, reverse osmosis system, and a recently updated furnace and AC. If you're looking for easy living in a quiet, friendly community close to everything Brantford has to offer, this is the one. (id:6289)

Essential Information

Listing #	40770691
Price	\$549,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,340
Acres	0.00
Type	Single Family
Sub-Type	Condominium
Style	Bungalow

Community Information

Address	601 Conklin Road Unit# 17
Subdivision	2068 - Shellard Lane
City	Brantford
Province	Ontario
Postal Code	N3T0C1

Amenities

Amenities	Schools, Shopping
Features	Automatic Garage Door Opener
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Interior Features	Ceiling fans
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Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water softener, Water purifier, Washer, Microwave Built-in, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Lawn sprinkler, Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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