

\$899,000 - 55 Longboat Run W, Brantford

MLS® #40773913

\$899,000

5 Bedroom, 4.00 Bathroom, 2,079 sqft

Single Family on 0.00 Acres

2074 - Empire South, Brantford, Ontario

Beautiful 3 Bedroom Detached Home with Legal Walkout Basement - Perfect for Modern Family Living. Welcome to this stunning upgraded detached home nestled in one of Brantford's most desirable and family-friendly neighborhoods. This exceptional property offers 3 spacious bedrooms, 4 bathrooms, a double car garage and a fully legal walkout basement with separate entrance, making it ideal for extended family or income potential. Step inside to discover stunning hardwood flooring throughout both the main and upper levels, upgraded in 2024 for a fresh, modern feel. The heart of the home is a chef's delight kitchen, complete with a center island, breakfast area, and upgraded stainless steel appliances. Upstairs, the primary bedroom serves as a luxurious retreat, including spacious layout, walk-in closet and ensuite. 2 additional spacious bedrooms offer plenty of space for kids, guests or home office. A second-floor laundry room with upgraded washer and dryer is an added bonus. Enjoy peaceful coffee in mornings on the front large balcony, and take in the wonderful ravine views from your own backyard. The legal finished walkout basement features two additional rooms, a full kitchen with appliances, a full bathroom, and walkout access – perfect for guests or rental income. An attached double garage and large driveway offer ample parking, while the quiet, family-oriented community provides the perfect backdrop for everyday living. Located just



steps from the top rated schools, everyday essentials and exciting new Southwest Community Park”which will soon feature a splash pad, playground, cricket pitch, artificial turf soccer field, and much more. (id:6289)

Built in 2018

Essential Information

Listing #	40773913
Price	\$899,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,079
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	55 Longboat Run W
Subdivision	2074 - Empire South
City	Brantford
Province	Ontario
Postal Code	N3T0P5

Amenities

Amenities	Park, Playground, Public Transit, Schools, Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Range - Gas, Gas stove(s), Window Coverings
Heating	Natural gas
Cooling	Central air conditioning

# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Unknown

Listing Details

Listing Office	HOMELIFE SILVERCITY REALTY INC
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