

# \$679,000 - 3 White Oaks Avenue, Brantford

MLS® #40774321

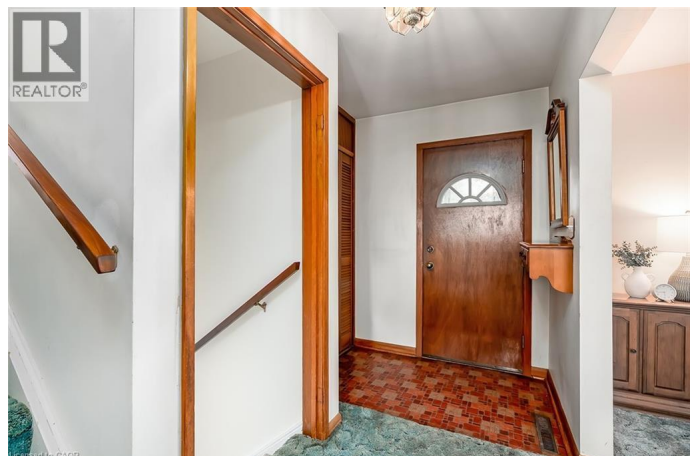
**\$679,000**

3 Bedroom, 2.00 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

2010 - Rosedale/Gable Height, Brantford, Ontario

Opportunity knocks with this 3-bedroom, 2-bath side-split set on a 108' x 70' lot in a desirable Brantford location. This home offers incredible potential for renovators, investors, or buyers ready to make it their own in this lovely family neighborhood. The exterior features brick, wood, and vinyl siding, a covered front porch, exterior accent lighting, and a two-car carport with closed-in storage and inside access to the mudroom. A four-car paved driveway provides plenty of parking. Inside, the bright living room boasts a wood-burning fireplace with stone surround, wood mantle, and large picture window. It flows into the dining room with patio doors to the backyard and an eat-in kitchen offering ample cabinetry, counter space, stainless-steel double sink, three appliances including a newer stainless-steel stove, and a walkout to the yard. The separate main floor primary bedroom has his-and-hers closets and a large window overlooking the backyard and is right next to a three piece bath. Two upper-level bedrooms with hardwood flooring share a 4-piece bath. The lower level includes a recreation room, laundry area plus a large crawl space. Surrounded by mature trees, the backyard offers privacy and a patio ready for entertaining. Close to parks, schools, amenities, and with easy access to the 403, this property combines location, space, and convenience. (id:6289)



## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 40774321      |
| Price          | \$679,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 1,453         |
| Acres          | 0.00          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3 White Oaks Avenue          |
| Subdivision | 2010 - Rosedale/Gable Height |
| City        | Brantford                    |
| Province    | Ontario                      |
| Postal Code | N3R5N7                       |

## Amenities

|                |                |
|----------------|----------------|
| Amenities      | Park, Shopping |
| Features       | Paved driveway |
| Parking Spaces | 6              |
| Parking        | Carport        |
| # of Garages   | 1              |

## Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings |
| Heating      | Natural gas                                                      |
| Cooling      | Central air conditioning                                         |
| Has Basement | Yes                                                              |

## Exterior

|              |                           |
|--------------|---------------------------|
| Exterior     | Brick, Vinyl siding, Wood |
| Construction | Wood frame                |
| Foundation   | Block                     |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Royal LePage Burloak Real Estate Services |
|----------------|-------------------------------------------|



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