

\$799,000 - 14 Carroll Lane, Brantford

MLS® #40774877

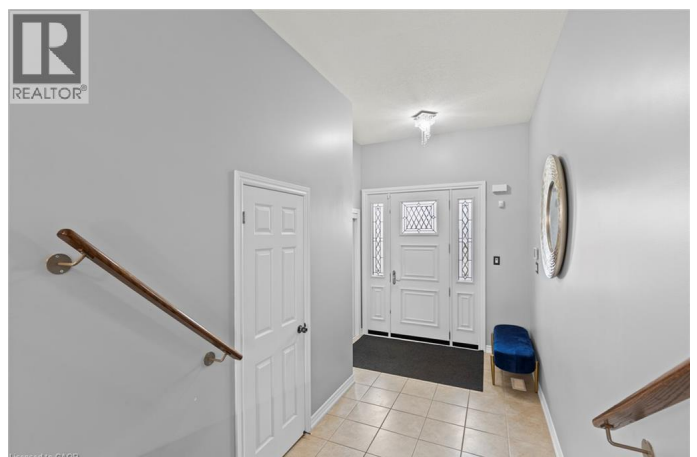
\$799,000

3 Bedroom, 4.00 Bathroom, 2,240 sqft

Single Family on 0.00 Acres

2074 - Empire South, Brantford, Ontario

Discover this exceptional West Brant residence featuring 3 bedrooms, 3.5 bathrooms, a completely finished basement, and your own private backyard retreat! Thoughtfully designed and situated near parks, walking trails, and highly-rated schools. The exterior showcases impressive street presence with professionally landscaped gardens, paved driveway, and front balcony. Inside, you'll find a formal dining room flowing into a gourmet kitchen equipped with rich mocha cabinetry, dual pantries, and a generous center island—ideal for hosting gatherings. Beyond the composite deck lies your personal escape: a newly installed in-ground pool, relaxing hot tub, and elegant interlocking stone patio. Upstairs, the great room features soaring 14-foot ceilings and access to a second balcony, while the expansive primary suite includes a walk-in closet and spa-inspired ensuite. Two additional well-proportioned bedrooms and an upper-level laundry complete this floor. The finished lower level offers a recreation room with wet bar, modern laundry space, and a deluxe bathroom featuring heated floors and rainfall shower—with potential as an in-law suite or separate apartment thanks to direct garage access. This turnkey property combines lifestyle, functionality, and easy-care living. Don't miss this opportunity! (id:6289)



Essential Information

Listing #	40774877
Price	\$799,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,240
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	14 Carroll Lane
Subdivision	2074 - Empire South
City	Brantford
Province	Ontario
Postal Code	N3T5L5

Amenities

Amenities	Park, Public Transit, Schools, Shopping
Features	Wet bar, Sump Pump, Automatic Garage Door Opener
Parking Spaces	6
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Central Vacuum - Roughed In, Dryer, Refrigerator, Water softener, Wet Bar, Washer, Window Coverings, Garage door opener, Hot Tub
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding, Wood
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

Real Broker Ontario Ltd.



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