

\$774,900 - 23 Garners Lane, Brantford

MLS® #40775764

\$774,900

5 Bedroom, 2.00 Bathroom, 2,167 sqft
Single Family on 0.00 Acres

2073 - Empire, Brantford, Ontario

Discover the perfect blend of space, style, and outdoor living at 23 Garners Lane in Brantford's desirable West Brant community. This impressive 5-bedroom, 2-bathroom home offers over 2,000 sq ft of finished living space- enough room for the whole family and then some! The open concept main floor offers a warm, inviting space featuring original oak floors and a seamless flow throughout the living room, dining area, and kitchen. Making outdoor living a breeze, step right out from the kitchen onto your multi level deck overlooking your own private backyard oasis! This fully fenced space boasts the perfect place to relax or entertain with a pool, hot tub, large patio, AND grass space for kids, pets, or a garden. Back inside, the main level offers three generous bedrooms, while the finished lower level includes two additional bedrooms and a cozy rec room featuring a gas fireplace—offering incredible flexibility for teens, guests, or multi generational living. If you are still seeking more space, the 20x20 garage is fully insulated with gas roughed in- giving potential for a heated workshop, home gym, hobby space, or an additional rec room! The roof was updated in 2019 with 50-year fiberglass singles, giving you peace of mind for years to come. Located in a family-friendly neighbourhood close to parks, schools, and shopping, come check out what spacious living looks like in West Brant- you won't want to leave! (id:6289)



Built in 2002

Essential Information

Listing #	40775764
Price	\$774,900
Bedrooms	5
Bathrooms	2.00
Square Footage	2,167
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	23 Garners Lane
Subdivision	2073 - Empire
City	Brantford
Province	Ontario
Postal Code	N3T6M4

Amenities

Amenities	Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Automatic Garage Door Opener
Parking Spaces	6
Parking	Attached Garage
# of Garages	1
Has Pool	Yes
Pool	On Ground Pool

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Refrigerator, Washer, Gas stove(s), Window Coverings, Garage door opener, Hot Tub
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office Re/Max Twin City Realty Inc



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