

\$999,900 - 307 Brant County Rd #18, Brantford

MLS® #40775934

\$999,900

3 Bedroom, 2.00 Bathroom, 2,550 sqft

Single Family on 1.16 Acres

2125 - SE Rural, Brantford, Ontario

An incredible opportunity awaits in this spacious all-brick bungalow set on a scenic 1-acre lot with ravine views on the banks of the Grand River. With over 2,500 sq ft of finished living space, this home offers a versatile layout ideal for multigenerational living, hobbyists, or investors seeking space and serenity with unmatched convenience. The main level features laminate and ceramic flooring, a large open-concept living and dining room, and a bright eat-in kitchen with ample cabinetry, a walk-in pantry, and walkout to a back deck and patio perfect for enjoying sunsets over the river valley or moonlight bonfires in your private oasis. The primary bedroom includes ensuite access to a stylish 3-piece bath with a walk-in tiled shower, while two additional bedrooms complete the level. The freshly finished lower level with in-law potential, is perfect for extended family or guests, with vinyl flooring throughout, a massive family room with gas fireplace, two oversized bedrooms, a 4-piece bath, and a large laundry/utility room. The massive driveway accommodates 8+ cars, plus a double car garage ideal for parking, storage, or a workshop in addition to the detached drive shed and garden shed. Located just minutes from Highway 403, this home offers fast, easy access to Brantford's full suite of big-box stores, restaurants, schools, and healthcare, as well as historic downtown Paris, known for its boutique shopping, cafes, riverside dining, and scenic trails. Whether commuting, exploring Brant



County, or venturing further afield, this location is a true gateway to it all. Don't miss your chance to own this rare combination of space, setting, and location. (id:6289)

Built in 2000

Essential Information

Listing #	40775934
Price	\$999,900
Bedrooms	3
Bathrooms	2.00
Square Footage	2,550
Acres	1.16
Year Built	2000
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	307 Brant County Rd #18
Subdivision	2125 - SE Rural
City	Brantford
Province	Ontario
Postal Code	N3T3J8

Amenities

Features	Ravine, Crushed stone driveway, Country residential, Automatic Garage Door Opener
Parking Spaces	10
Parking	Attached Garage
# of Garages	1

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Has Basement Yes

Exterior

Exterior Brick, Stucco

Foundation Poured Concrete

Listing Details

Listing Office Real Broker Ontario Ltd.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 6:16am PDT