

# \$1,099,900 - 703 Broman Court, Caistorville

MLS® #40777919

**\$1,099,900**

5 Bedroom, 2.00 Bathroom, 4,022 sqft

Single Family on 0.00 Acres

056 - West Lincoln, Caistorville, Ontario

Welcome to 703 Broman Ct, a perfect blend of rural tranquility & modern comfort. This bright, meticulously designed bungalow, offering over 2000 sq ft of main level living space, perfectly nestled on a manicured 1-ac lot in the peaceful community of Caistorville. Throw in an office, 2-car garage, and just under 2000 sq ft of finished basement, and you have the perfect home for growing families. Natural light fills the home, highlighting the vaulted ceilings in the living room, creating a very airy and warm room to entertain friends and family. If it's a beautiful day out, the living room provides access to your raised deck out back, with a pergola for added privacy. The large kitchen offers ample cabinetry and counter space, SS appliances, and a beautiful bay window for your breakfast nook. This home features a spacious primary bedroom complete with a 4-piece ensuite, and a walk-through to the generous walk-in closet. Three additional complimentary bedrooms, two with ample closet space, offer flexibility for family or guests. You will love the location of the laundry room, not only as main floor living, but as a pantry and mudroom, with access to the garage and back patio. Downstairs, the finished basement provides even more functional living space, including a fifth bedroom, ample storage, and endless possibilities. The above grade windows, amount of living and storage space will have you in disbelief you're in a basement.

Inclusions in purchase are: Wall mounted 52



TV, Gas Generator, Fridge, Stove, Garage  
Work Bench, Wall Cabinets, Washer & Dryer,  
Steel Rack in Garage, Dish Washer, 2 Garden  
Hoses, Chest Freezer, John Deere Tractor,  
Trailer + Garden Wheelbarrow, Basement  
Foyer - Large & Small Countertop w/Cabinets,  
Large pull behind grass catcher, All Wall  
mounted Cabinets, Rack in Shed, All Window  
Coverings, Gas Grass Trimmer, Existing  
Overhead Fans, Extra Roof Shingles in Shed,  
2 Racks in Small Basement, Bird Bath &  
Wishing Well, Central Vac & All accessories!  
(id:6289)

### Essential Information

Listing #	40777919
Price	\$1,099,900
Bedrooms	5
Bathrooms	2.00
Square Footage	4,022
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	703 Broman Court
Subdivision	056 - West Lincoln
City	Caistorville
Province	Ontario
Postal Code	N0A1C0

### Amenities

Amenities	Golf Nearby, Place of Worship, Schools
Utilities	Cable, Electricity, Telephone
Features	Cul-de-sac, Ravine, Crushed stone driveway, Country residential, Sump Pump, Automatic Garage Door Opener
Parking Spaces	12
Parking	Attached Garage

# of Garages 1

## Interior

Interior Features Ceiling fans

Appliances Central Vacuum, Dishwasher, Dryer, Freezer, Refrigerator, Washer, Gas stove(s), Window Coverings, Garage door opener

Heating Natural gas Forced air

Cooling Central air conditioning

# of Stories 1

Has Basement Yes

## Exterior

Exterior Brick

Foundation Poured Concrete

## Listing Details

Listing Office RE/MAX Escarpment Frank Realty



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 13th, 2025 at 1:46am PDT