

\$649,900 - 5 Beechwood Avenue, Brantford

MLS® #40778794

\$649,900

3 Bedroom, 2.00 Bathroom, 1,577 sqft

Single Family on 0.00 Acres

2011 - Cedarland, Brantford, Ontario

Welcome to 5 Beechwood Avenue, Brantford â€” a beautifully remodeled three-level side split that combines comfort, quality, and modern design. Nestled north of Highway 403 in the desirable Brier Park neighbourhood, this home sits on a quiet, mature street close to excellent schools, parks, shopping, and everyday amenities. The upper level showcases a bright open-concept layout with a stunning kitchen featuring dark maple cabinetry, granite countertops, a new Bertazzoni gas range, newer LG stainless steel fridge, knockdown ceilings, pot lights, California shutters, and a brand-new bay window that fills the space with natural light. The adjoining living and dining area offers a warm, inviting setting for family time and entertaining, complemented by three spacious bedrooms and a beautifully updated four-piece bathroom. The main level features a welcoming family room with sliding doors leading to the back deck and yard, as well as a bright foyer with both front and rear access â€” the perfect transition space for everyday living. The lower level extends the living area with a cozy recreation room, a private den or home office, an updated three-piece bathroom, and a laundry area with newer washer and dryer. This level also provides convenient inside access to the double-car garage, which includes new doors, an automatic opener, and a 60 AMP outlet for an electric-vehicle charging station. Additional highlights include new weeping tile and French drains for



superior drainage, a new air conditioning unit (2025), new water heater, seven-stage water filtration and softener system, a backyard sump pump, and a Hikvision NVR security camera system. The roof is approximately 12 years old and in excellent condition, and the private 8-foot fenced backyard offers a quiet and secure retreat. With approximately 1,577 square feet of total living space, this home delivers thoughtful upgrades, modern comfort, and a move-in-ready lifestyle in one of Brantford's most sought-after areas.

(id:6289)

Built in 1975

Essential Information

Listing #	40778794
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,577
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Freehold

Community Information

Address	5 Beechwood Avenue
Subdivision	2011 - Cedarland
City	Brantford
Province	Ontario
Postal Code	N3R6Z1

Amenities

Amenities	Golf Nearby, Park, Playground, Public Transit, Schools, Shopping
Features	Automatic Garage Door Opener
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Range - Gas, Gas stove(s), Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Has Basement	Yes

Exterior

Exterior	Brick, Shingles
Exterior Features	Landscaped

Listing Details

Listing Office	Century 21 Heritage House Ltd.
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