

\$499,919 - 12 Patricia Street, Brantford

MLS® #40779186

\$499,919

2 Bedroom, 1.00 Bathroom, 1,430 sqft

Single Family on 0.00 Acres

2071 - Old West Brant, Brantford, Ontario

Welcome to 12 Patricia Street, nestled in the charming Old West Brant neighbourhood. This beautifully updated bungalow offers the perfect blend of character and modern comfort, making it a true gem for families and entertainers alike. A welcoming front walkway of stone pavers leads you to the inviting porch and front door, setting the tone for what awaits inside. Step into a bright and airy main floor, enhanced by custom California shutters and stylish laminate flooring that flows seamlessly throughout. The living room exudes warmth with its cozy gas fireplace framed by a classic wood mantle, creating the ideal spot to relax on cooler evenings. The open-concept design effortlessly connects the living room to the modern kitchen, where quartz countertops, peninsula seating, and pot lights on dimmers add both style and functionality. Just off the kitchen, the sunroom provides the perfect transition to the outdoors, offering a peaceful view of the expansive backyard. The deep lot is a true highlight, featuring a firepit area for gatherings, a detached garage, and a convenient storage shed. The lower level expands the living space with a generously sized recreational room, finished with pot lights, providing endless options for family fun or entertaining. Thoughtfully updated from top to bottom, this home has seen significant renovations in recent years. In 2022, the interior was completely refreshed with new flooring, a reimagined open layout, a new kitchen with quartz counters, custom California



shutters, and modern pot lighting. The same year, a new front entry door was installed, followed by a garage door with automatic opener in 2023. The bathroom was updated in 2025 with new flooring and fixtures, ensuring every detail has been carefully considered. Move-in ready and brimming with modern touches, this bungalow combines timeless curb appeal with contemporary upgradesâ€”making 12 Patricia Street the perfect place to call home. (id:6289)

Essential Information

Listing #	40779186
Price	\$499,919
Bedrooms	2
Bathrooms	1.00
Square Footage	1,430
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	12 Patricia Street
Subdivision	2071 - Old West Brant
City	Brantford
Province	Ontario
Postal Code	N3T1W5

Amenities

Amenities	Park
Features	Paved driveway, Automatic Garage Door Opener
Parking Spaces	3
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer, Microwave
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	Built-in, Hood Fan, Window Coverings
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

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