

# \$799,900 - 15 Yarrington Drive, Brantford

MLS® #40780110

**\$799,900**

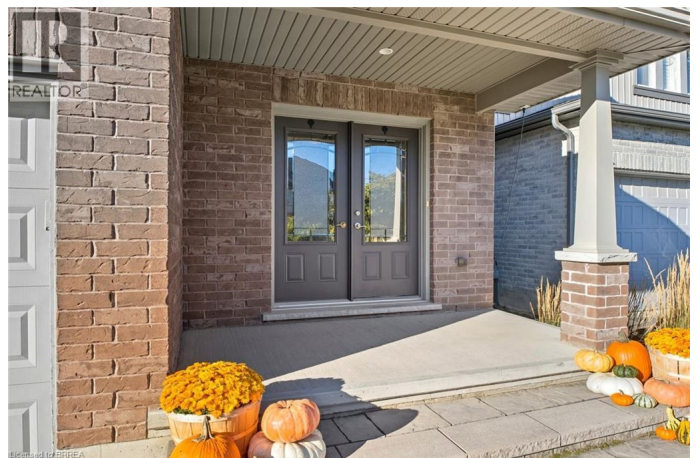
4 Bedroom, 3.00 Bathroom, 2,612 sqft

Single Family on 0.00 Acres

2069 - Donegal/McGuiness, Brantford, Ontario

Welcome to 15 Yarrington Drive. This beautifully maintained two-storey Dubecki-built home is located in the highly desirable, family-friendly community of West Brant.

Perfectly positioned within walking distance to the upcoming Southwest Community Park—featuring a new library, community centre, splash pad, playground, and sports fields—this home is truly move-in ready for your family. The main level offers an inviting open-concept layout, ideal for everyday living and entertaining. The kitchen features ceramic flooring, maple cabinetry, and granite countertops, and opens directly to the dining area with easy walkout access to the backyard—perfect for summer barbecues. The spacious living room offers bright windows and a cozy space for family time or quiet reading. Convenient main floor laundry/mudroom and a 2-piece bathroom with granite vanity complete this level. Upstairs, the primary suite impresses with vaulted ceilings, a walk-in closet, and a luxurious 4-piece ensuite showcasing a glass shower and a jetted ceramic tub. Two additional generous bedrooms and another 4-piece tiled bath complete the upper level. You™ll also appreciate the California shutters throughout and upgraded underlay beneath the carpeting for added comfort and quality. The finished lower level is the ultimate family hangout zone—currently set up as a home theatre, complete with resilient channel insulation to minimize sound transfer. A versatile fourth



bedroom provides flexibility for a guest room, home office, or playroom. Outside, the fully fenced backyard offers plenty of room for kids or pets to play, along with a large stamped concrete patio (approx. 17' x 26')â€”with one section prepped for a hot tub. There is additional access to the garage from the backyard. This home offers comfort, quality, and a fantastic locationâ€”ready for your next chapter in West Brant living. (id:6289)

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 40780110      |
| Price          | \$799,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,612         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 15 Yarrington Drive       |
| Subdivision | 2069 - Donegal/McGuinness |
| City        | Brantford                 |
| Province    | Ontario                   |
| Postal Code | N3T0G2                    |

**Amenities**

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Park, Place of Worship, Playground, Public Transit, Schools, Shopping |
| Features       | Paved driveway, Automatic Garage Door Opener                          |
| Parking Spaces | 4                                                                     |
| Parking        | Attached Garage                                                       |
| # of Garages   | 1                                                                     |

## Interior

|              |                                                    |
|--------------|----------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove, Water softener, Washer |
| Heating      | Forced air                                         |
| Cooling      | Central air conditioning                           |
| # of Stories | 2                                                  |
| Has Basement | Yes                                                |

## Exterior

|            |                     |
|------------|---------------------|
| Exterior   | Brick, Vinyl siding |
| Foundation | Poured Concrete     |

## Listing Details

Listing Office Re/Max Twin City Realty Inc



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