

\$724,900 - 130 Balmoral Drive, Brantford

MLS® #40780170

\$724,900

3 Bedroom, 1.00 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

2002 - Myrtleville North, Brantford, Ontario

Welcome to 130 Balmoral Drive, where pride of ownership in this home is evident! The large open porch invites you into the living/dining room area that features beautiful hardwood flooring and plaster crown molding. The kitchen has been renovated with new stainless steel appliances, lighting, shaker style cabinets, quartz countertops, subway tile backsplash and coffee bar. There are 3 bedrooms on the main floor with hardwood flooring throughout and the master bedroom offers his/her mirrored closets. The 3 piece bath has a convenient walk in shower with laundry shoot that could easily be converted into a 4 piece bath. The lower spacious level of this home is a great space to entertain and have family gatherings on a snowy Christmas morning by the gas fireplace. The downstairs has all new modern vinyl flooring, offers a great deal of storage room, laundry area and a workshop. Before heading into the back yard you will find a stunning 3 season sun room that with your imagination skies the limit! This room also has 3 access points one to the newly finished patio and BBQ space, one to the back yard, and one to the 8 vehicle driveway and great access for bringing in groceries. Another great feature to this home is every mans dream garage in the city! This large detached double car garage comes with it's own separate breaker panel, the perfect place for a workshop, keeping your vehicles dry or of course a perfect man cave! Many upgrades to this home in the last 5 years



include, new windows, shingles on home and garage, electrical panel converted from fuse box to breaker, new furnace and central air.
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Essential Information

Listing #	40780170
Price	\$724,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,056
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	130 Balmoral Drive
Subdivision	2002 - Myrtleville North
City	Brantford
Province	Ontario
Postal Code	N3R5C4

Amenities

Amenities	Golf Nearby
Features	Automatic Garage Door Opener
Parking Spaces	8
Parking	Covered, Detached Garage, Visitor Parking
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Dishwasher, Dryer, Refrigerator, Water meter, Washer, Gas stove(s), Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick, Wood
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE TRIUS REALTY BROKERAGE
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