

\$649,900 - 36 King's Hill Lane, Brantford

MLS® #40781540

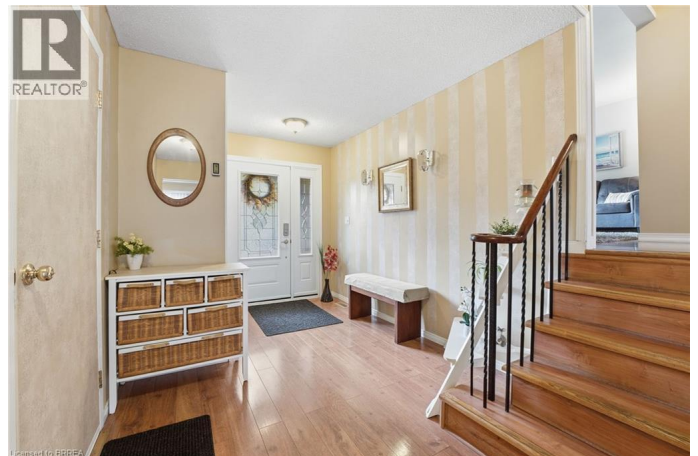
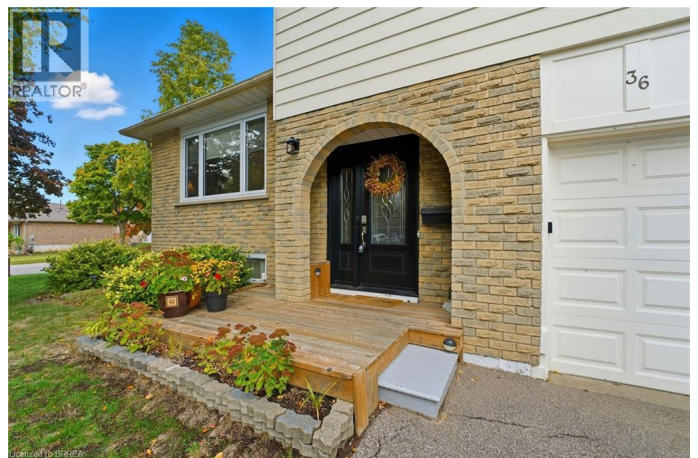
\$649,900

3 Bedroom, 2.00 Bathroom, 1,509 sqft

Single Family on 0.00 Acres

2072 - Hillcrest, Brantford, Ontario

Welcome to 36 Kings Hill Lane -- a family retreat in West Brant! Nestled in the highly sought-after Strawberry Hill neighbourhood of West Brant, this beautifully maintained and move-in-ready side split is the perfect home for families seeking comfort, charm, and convenience. Located on a quiet, mature street and just steps from top-rated schools, parks, shopping, and all major amenities, this property offers everything you need in one of Brantford's most desirable communities. Step inside to a bright and welcoming foyer that leads a few steps up to the spacious living and dining area, filled with natural light from the large front windows. The kitchen connects seamlessly to the dining room for effortless entertaining and features newer appliances including a fridge (2023), stove (2023), and dishwasher (2025). The upper level offers a primary bedroom complete with a walk-in closet and 2-piece ensuite bathroom. Two additional bedrooms and an updated 3-piece main bathroom (2018) complete this level, making it perfect for families or guests. The lower level boasts a cozy family room highlighted by a beautiful brick fireplace, providing the ideal spot for relaxing evenings. From here, sliding patio doors (2013) lead directly to the outdoor living space, perfect for summer BBQs or gatherings. The basement provides additional potential with a laundry area, storage space, and a rough-in for another bathroom. Enjoy the outdoors in your fully fenced backyard, featuring a covered



gazebo, lush gardens, and plenty of space for kids or pets to play. Additional updates include furnace & AC (April 2021), front door (2020), and insulation in attic (2023). With its spacious layout, thoughtful updates, and unbeatable location, 36 Kings Hill Lane is the perfect place to call home for those looking to enjoy the best of family living in West Brant. Book your showing today! (id:6289)

Built in 1979

Essential Information

Listing #	40781540
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,509
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Freehold

Community Information

Address	36 King's Hill Lane
Subdivision	2072 - Hillcrest
City	Brantford
Province	Ontario
Postal Code	N3T6A4

Amenities

Amenities	Public Transit, Schools
Parking Spaces	3
Parking	Attached Garage
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Exterior

Exterior	Brick Veneer, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Action Realty
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