

\$1,345,000 - 470 Nelson Avenue, Burlington (brant)

MLS® #W12448856

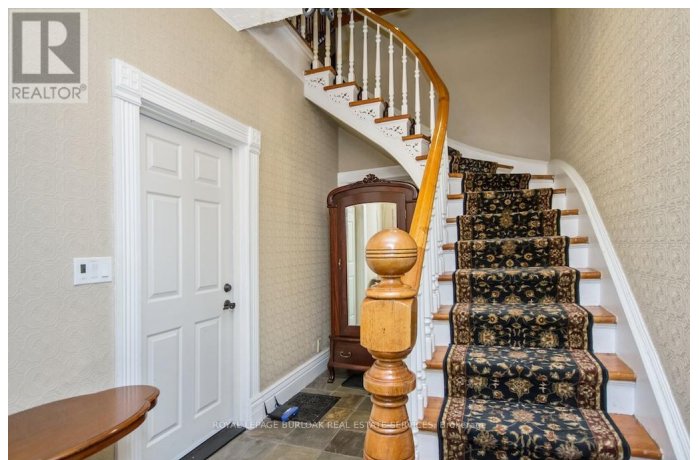
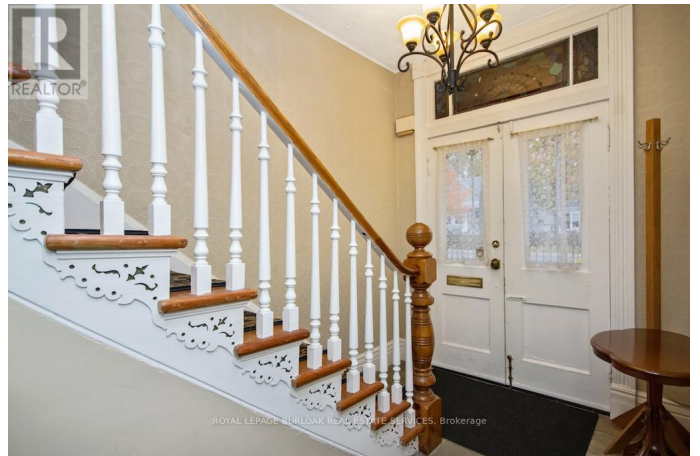
\$1,345,000

6 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Brant, Burlington (brant), Ontario

A Sweet Blend of History in a New Age World!

This stunning heritage home has been beautifully restored to capture the magic of a bygone era -seamlessly blended with todays modern must-haves. A rare 2.5-storey residence, this property offers exceptional space and versatility. Currently featuring a main-floor and basement 2-bedroom, 1-bathroom apartment, plus a separate upper 4-bedroom, 2-bath unit, its ideal for multigenerational living or income potential! Enter through the charming side entrance, sheltered by a covered porch that overlooks the backyard oasis complete with perennial gardens and exposed aggregate concrete pathways. Inside, the main unit has been tastefully updated, showcasing an open-concept kitchen and dining area that overlooks the sunroom with floor-to-ceiling windows and warm afternoon light, cozy living room and primary bedroom with fireplace (ready for a gas insert) offer comfort and character, complemented by an additional bedroom, a 3-piece bathroom, in-suite laundry and a lower level family room with separate walk-up. The upper unit, currently rented, welcomes you with its original spiral staircase and offers three bedrooms, a bright living room, a generous eat-in kitchen with gas fireplace, 3-piece bathroom, and in-suite laundry. Upstairs, you'll discover a private primary retreat with vaulted ceilings, a gas fireplace, and a 3-piece ensuite, where natural light pours in through the skylights. A truly



unique property that blends historic charm with modern convenience, set in an unbeatable location near Burlington's vibrant downtown and lakefront. (id:6289)

Essential Information

Listing #	W12448856
Price	\$1,345,000
Bedrooms	6
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	470 Nelson Avenue
Subdivision	Brant
City	Burlington (brant)
Province	Ontario
Postal Code	L7S1N5

Amenities

Amenities	Golf Nearby, Hospital, Fireplace(s)
Parking Spaces	3
Parking	No Garage

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	3
Basement	Separate entrance, Walk-up

Exterior

Exterior	Wood
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Lot Description	50 x 106 FT
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES
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