

\$2,249,900 - 9 Rolling Acres Road, Brampton (Bram West)

MLS® #W12454226

\$2,249,900

7 Bedroom, 6.00 Bathroom,
Single Family on 0.00 Acres

Bram West, Brampton (Bram West), Ontario

Welcome to 9 Rolling Acres Dr. - an extraordinary showcase of over 6000 sq feet of living space with luxury, craftsmanship, and modern living. This carpet free masterpiece offers 10' ceilings on the main floor, 9' ceilings on the second, smooth ceilings, oversized windows that flood the space with natural light, and striking coffered ceilings in the expansive primary suite, complete with 2 generous walk-in closets and a spa-like 5pc ensuite. Throughout the home, upgraded zebra blinds, external pot lights, and a full central vacuum system elevate convenience and style. A robust wired/wireless security system with motion detectors and window/door sensors ensure peace of mind. Curb appeal stuns with an extended interlocked driveway, artificial turf, lush hydrangeas, and a sleek glass-enclosed porch. The gated, pet friendly side walkway leads to a private basement entrance, while the fully interlocked backyard includes a beautifully crafted 18' x 12' sunroom for year-round enjoyment. Inside, the main floor impresses with wide-plank dark oak hardwood, designer chandeliers, a "Sub Zero" fridge, "Wolf" cooktop, hood and built-in oven/microwave, Garburator, trash compactor, a cozy fireplace, upgraded backsplash, RO drinking system and main floor power operated zebra blinds. Upstairs, 5 large bedrooms include three with private ensuites and walk-in closets, two sharing a Jack & Jill layout- plus a



serene front-facing balcony. The finished basement offers heated floors, a luxurious steam room with rain shower and body jets, smart toilet. \$ 12K "Kinetico" twin-tank softener, "KitchenAid" appliances, dual "Silhouette" beverage coolers, wine room, smart pot lights, a gym with mirrored walls, a 200-amp panel with pony panel, and EV charger plug point. Every inch of this home is meticulously designed for those who demand style, function and the very best in modern living. (id:6289)

Essential Information

Listing #	W12454226
Price	\$2,249,900
Bedrooms	7
Bathrooms	6.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9 Rolling Acres Road
Subdivision	Bram West
City	Brampton (bram West)
Province	Ontario
Postal Code	L6X5P3

Amenities

Amenities	Fireplace(s)
Features	Trash compactor, Paved yard, Carpet Free, Gazebo, In-Law Suite
Parking Spaces	5
Parking	Garage
# of Garages	1

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Central Vacuum, Range, Garburator, Water purifier, Water softener, Compactor, Cooktop, Garage
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door opener, Microwave, Oven, Hood Fan, Alarm System, Refrigerator

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Stone
Exterior Features	Landscaped
Lot Description	47.3 x 105.1 FT ; As per Geowarehouse
Foundation	Poured Concrete

Listing Details

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