# \$1,099,900 - 69 Ralph Newbrooke Circle, Brant (paris)

MLS® #X12038378

## \$1,099,900

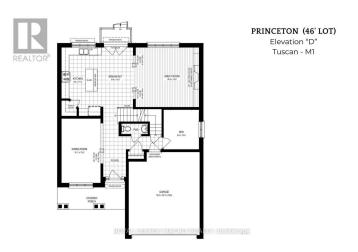
3 Bedroom, 6.00 Bathroom, Single Family on 0.00 Acres

Paris, Brant (paris), Ontario

This is your opportunity to buy a new construction home where you can pick all your interior colours and move-in in 120 days. Nestled within the Nith River Peninsula, this stunning 2-story home features 2409 sq ft and is a rare opportunity to back onto protected greenspace surrounded by Barker's Bush and scenic walking trails along the river. Step inside to a thoughtfully designed main floor with 9' ceilings and 8' doors that create a sense of openness and elegance. The flexible layout includes engineered hardwood in the dining/living room, spacious den and great room. Throughout the powder room and gourmet kitchen you will find ceramic tile that ties all the spaces together. The open concept is perfect for entertaining and feeling connected to guests, as there's plenty of space to gather whether its in the great room by the gas fireplace, or the kitchen that features quartz countertops, extended-height cabinetry, a large island and walk-in pantry. Head out to the backyard which is conveniently accessed by the large sliding door off the breakfast area, making BBQ a breeze. Head up the designer oak stairs to the second level which also features 9' ceilings throughout. The primary suite is a true retreat with a 17' x 5'6" private balcony - perfect for watching the evening sunsets. The suite also includes a spacious walk-in closet and a luxury ensuite with double sinks, a soaker tub, and a ceramic walk-in shower with a glass door. There are an additional 3 bedrooms and 4pc







bathroom on the second floor as well as the laundry room for everyday convenience. This home is built to drywall, so it's ready for you to make it your own by choosing your preferred flooring, cabinetry, and countertops with the guidance of our interior designer, ensuring your home reflects your style perfectly. Don't miss this opportunity to live in an exclusive neighbourhood where nature meets luxury this is the place everyone will wish they lived! (id:6289)

#### **Essential Information**

Listing # X12038378 Price \$1,099,900

Bedrooms 3
Bathrooms 6.00
Half Baths 1

Acres 0.00

Type Single Family

Sub-Type Freehold

## **Community Information**

Address 69 Ralph Newbrooke Circle

Subdivision Paris

City Brant (paris)

Province Ontario
Postal Code N3L0P2

#### **Amenities**

Amenities Fireplace(s)

Parking Spaces 4

Parking Attached Garage, Garage

# of Garages 2

View River view, View of water

#### Interior

Appliances Water Heater - Tankless Heating Natural gas Forced air Cooling Central air conditioning

Fireplace Yes

# of Fireplaces 1

# of Stories 2

### **Exterior**

Exterior Stone, Stucco

Lot Description 46 x 107 FT

Foundation Poured Concrete

# **Listing Details**

Listing Office ROYAL LEPAGE MACRO REALTY





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