

\$2,049,000 - 295 Brant Road, Brant (south Dumfries)

MLS® #X12131756

\$2,049,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

South Dumfries, Brant (south Dumfries),
Ontario

Custom Built in 1983. Same owners for over 40 years. Time to move on. Ideal retirement retreat or fabulous family enclave to raise your kids. Spectacular 11 acres recreational property plush with mature trees, walking trails, manicured lawns, private pond with Gazebo, backyard patio with waterfall and koi fish pond. House is a grand 4000 sq.ft. one level Bungalow ideal for seniors and young families. Income potential with full In-law suite (last year tenant paid \$2050/mth). House super insulated. Heating & Cooling from Cold Climate Heat Pumps. Utilities estimated \$200/mth!! Incredible opportunity for those seeking environmentally sustainable lifestyle. Surrounded by incredible wetlands catering to a multitude of wildlife including Trumpeter Swans. Million dollar view from family room cathedral style windows. This property outshines in lifestyle choices. Development potential as well! An hour's drive from Toronto. Within proximity to Cambridge, Kitchener, Waterloo. Welcome to a piece of heaven on Earth! (id:6289)



Essential Information

Listing #	X12131756
Price	\$2,049,000
Bedrooms	5
Bathrooms	3.00

Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	295 Brant Road
Subdivision	South Dumfries
City	Brant (south Dumfries)
Province	Ontario
Postal Code	N0E1N0

Amenities

Amenities	Schools, Fireplace(s)
Utilities	Electricity
Features	Level lot, Wooded area, Sloping, Partially cleared, Level, Gazebo, In-Law Suite
Parking Spaces	7
Parking	Garage
# of Garages	1

Interior

Appliances	Central Vacuum, Water Heater, Water softener, Dishwasher, Dryer, Microwave, Hood Fan, Stove, Washer, Refrigerator
Heating	Heat Pump
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Stone, Brick Facing
Exterior Features	Landscaped
Lot Description	564 x 951 FT
Foundation	Poured Concrete, Slab

Listing Details

Listing Office	ROYAL LEPAGE/J & D DIVISION
----------------	-----------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 22nd, 2025 at 11:46am PDT