

\$812,000 - 30 Cooke Avenue, Brantford

MLS® #X12213575

\$812,000

6 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

Welcome to this stunning detached home, under 5 years old, nestled on a quiet and family-friendly street in the highly sought-after neighborhood of West Brant. This spacious and thoughtfully designed residence offers 4 bedrooms on the main and second floors, plus a beautifully finished 2-bedroom basement with a separate entrance perfect for extended family or potential rental income. Enjoy modern living with 5 high-quality appliances on the main floor, including a gas stove, refrigerator, and dishwasher all less than one year old. The basement also features its own separate laundry area with newer appliances, in addition to a convenient second-floor laundry room. The main floor boasts soaring 9-foot ceilings, elegant oak staircase, and numerous upgrades including gleaming hardwood floors, a stylishly upgraded kitchen, and a separate living and family room providing ample space for both relaxation and entertaining. Retreat to the spacious primary bedroom complete with a private ensuite bathroom. Step outside to a fully fenced backyard offering privacy and a safe place for children or pets to play. Ideally located within walking distance to schools, parks, and scenic trails, and just minutes from shopping centers, grocery stores, and essential amenities. As an added bonus, the main and second floors will be professionally painted before closing, offering a fresh start in your new home. The basement tenants currently pay \$1,775 per month and are willing to continue their lease if



the buyer chooses to assume it. (id:6289)

Essential Information

Listing #	X12213575
Price	\$812,000
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	30 Cooke Avenue
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3T0S1

Amenities

Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Aluminum siding, Brick
Lot Description	30 x 92 FT

Listing Details

Listing Office	RE/MAX GOLD REALTY INC.
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