# \$774,900 - 1567 Bruce Road 4, R.r. 2 Road, Brockton

MLS® #X12324793

## \$774,900

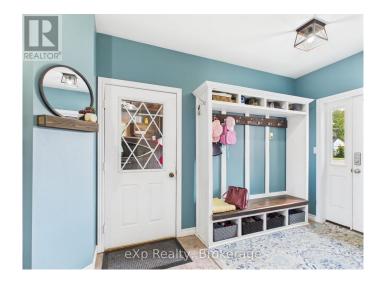
3 Bedroom, 3.00 Bathroom, Single Family on 0.00 Acres

Brockton, Brockton, Ontario

Country Living with Endless Possibilities -Home + 60 x 60 Commercial Shop! This beautifully maintained all-brick bungalow sits on a sprawling 110' x 276' lot just minutes from Walkerton, offering the perfect blend of peaceful country living and commercial opportunity. Featuring 2+1 bedrooms, 3 bathrooms, and over 2,600 sq. ft. of finished living space, the home includes a bright, open-concept kitchen, cozy living room, reading nook, and two bedrooms on the main level, plus a fully finished lower level with a large rec room, additional bedroom, bathroom, utility, and storage rooms. The private backyard retreat boasts a deck, space for a hot tub (As Is), lounging area, and a firepit patio surrounded by mature trees. The 60' x 60' commercial shop is a standout feature heated by a wood stove and gas furnace, it includes two large bay areas with one 10' overhead door, a 2-piece bathroom, office, and a lean-to addition with an 8' garage door perfect for storage, plus an additional storage area. Ideal for entrepreneurs, tradespeople, or hobbyists, this rare property offers the chance to live and work from home, just minutes to Walkerton, 20 minutes to Hanover, and an easy drive to Bruce Power. (id:6289)







### **Essential Information**

Listing # X12324793 Price \$774,900 Bedrooms 3

Bathrooms 3.00 Acres 0.00

Type Single Family

Sub-Type Freehold
Style Bungalow

# **Community Information**

Address 1567 Bruce Road 4, R.r. 2 Road

Subdivision Brockton
City Brockton
Province Ontario
Postal Code N0G2V0

#### **Amenities**

Utilities Cable, Electricity

Features Level, Paved yard, Carpet Free, Sump Pump

Parking Spaces 11

Parking Attached Garage, Garage

# of Garages 2

#### Interior

Appliances Garage door opener remote(s), Oven - Built-In, Central Vacuum, Water

Heater, Water softener, Blinds, Cooktop, Dishwasher, Dryer, Oven,

Washer, Window Coverings, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning

# of Stories 1

Has Basement Yes

#### **Exterior**

Exterior Brick

Exterior Features Landscaped, Lawn sprinkler

Lot Description 110.2 x 277 FT

Foundation Block, Concrete

# **Listing Details**

Listing Office eXp Realty





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 28th, 2025 at 6:31pm PDT