

\$1,133,500 - 122 Longboat Run West, Brantford

MLS® #X12363229

\$1,133,500

6 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

Investors Paradise Stunning Detached Home with Legal Basement Suite! Welcome to this 4+2 bedroom home, complete with a never-lived legal 2-bedroom basement apartment for Maximum Income Potential. Rent out the spacious upper level AND the legal basement apartment for instant cash flow, or live upstairs while your basement tenants help pay the mortgage. Upper Features Bedrooms & 4 Bathrooms Bright, spacious, and thoughtfully designed. Brand New Harwood Floor: Main Floor Study, Perfect for remote work or a quiet reading nook. Cozy Family Room: Ideal for relaxing evenings or entertaining guests. Upper-Level Laundry Modern convenience right where you need it.3 Upper Bathrooms Designed for comfort and functionality. Legal 2-Bedroom Basement Apartment Fully finished, with laundry, ensuite and a separate entrance, egress window. Use for rental income or extended family. Extra Touches You'll Love: Stamped Concrete around the home style meets durability. Coat Room & Mudroom Extra storage and organization. Backyard Storage Shed Perfect for seasonal items. Prime Location: Close to top-rated schools, shopping, parks, and public transit. Family-friendly neighbourhood with everything at your doorstep. Don't Miss This Opportunity! Whether you're looking for your dream family home or the ultimate investment property, this one checks every box. Schedule your private showing today! (id:6289)



Essential Information

Listing #	X12363229
Price	\$1,133,500
Bedrooms	6
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	122 Longboat Run West
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3T0P3

Amenities

Amenities	Hospital, Park, Place of Worship, Schools
Utilities	Cable, Electricity, Sewer
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dryer, Garage door opener, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick
Lot Description	36.2 x 92.1 FT under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office

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Listing information last updated on October 21st, 2025 at 3:01pm PDT