

\$724,900 - 8 William Street, Brantford

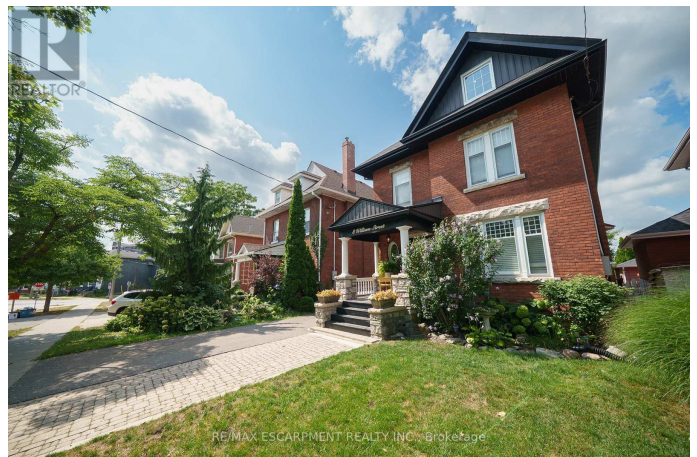
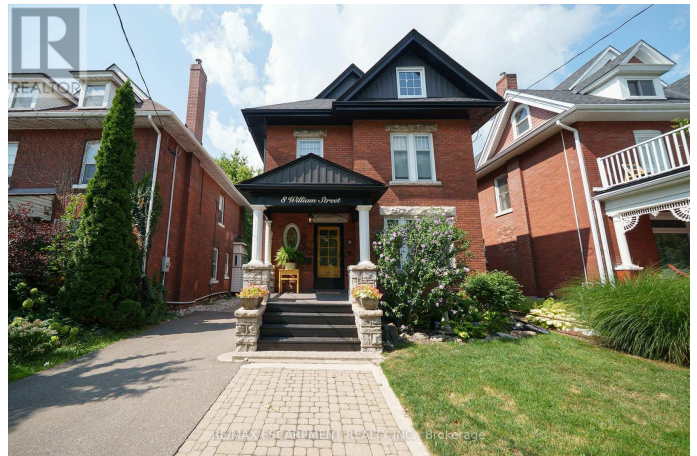
MLS® #X12376330

\$724,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

Welcome home to 8 William Street, set in Brantford's Victorian Historic District. This solid brick 2-storey home with 2,451 sqft, 4 bedrooms, 2.5 baths and a remarkable attic loft, was meticulously restored to its original grandeur in 2017-2018 and offers spectacular curb appeal. Step inside to a foyer defined by ornate ceramic tile, a broad hardwood Victorian staircase and original wood trim that reflects the workmanship of its era. The main floor highlights refinished pine hardwoods, Palladian windows, intricate coving & moldings, with period hardware & door fixtures throughout. The living & dining rooms feature bay windows, custom California shutters and a refinished oak fireplace in the living room. The kitchen showcases a crisp white palette of cabinetry set against a mosaic tile backsplash, apron-front sink and stainless steel appliances. A door opens to the side porch, and "backstairs" link the kitchen to bedrooms, perfect for quick trips upstairs or late-night snacks. Completing the main floor is a newly constructed 2pc bathroom combined with the laundry room. The second floor offers 4 bedrooms with refinished hardwoods and a 5pc bath. The stunning loft retreat boasts vaulted ceilings with beams, skylight, dormer, wet bar and a 3pc bathroom. The basement walks-up to a fenced professionally landscaped backyard with interlock patio, gardens & green space that backs onto a picturesque city park & steps to the Grand River trail. William Street, recognized within



the Dufferin Ave - William St Heritage Conservation District, is notable for its potential in Brantford's continued growth & development. With timeless curb appeal & thoughtful restoration, this home offers both charm & function in one of the city's most desirable settings, close to schools, shops & parks. Additional Features Include: Select new windows installed (main bathroom, kitchen, basement). New roof, eavestroughs, soffit & fascias (2017), Full electrical rewiring. (id:6289)

Essential Information

Listing #	X12376330
Price	\$724,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family

Community Information

Address	8 William Street
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3T3K1

Amenities

Parking Spaces	3
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
# of Stories	2
Basement	Walk-up

Exterior

Exterior	Brick
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Lot Description	35 x 121.8 Acre
Foundation	Unknown

Listing Details

Listing Office	RE/MAX ESCARPMENT REALTY INC.
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