

\$1,099,900 - 8 Wilmot Road, Brantford

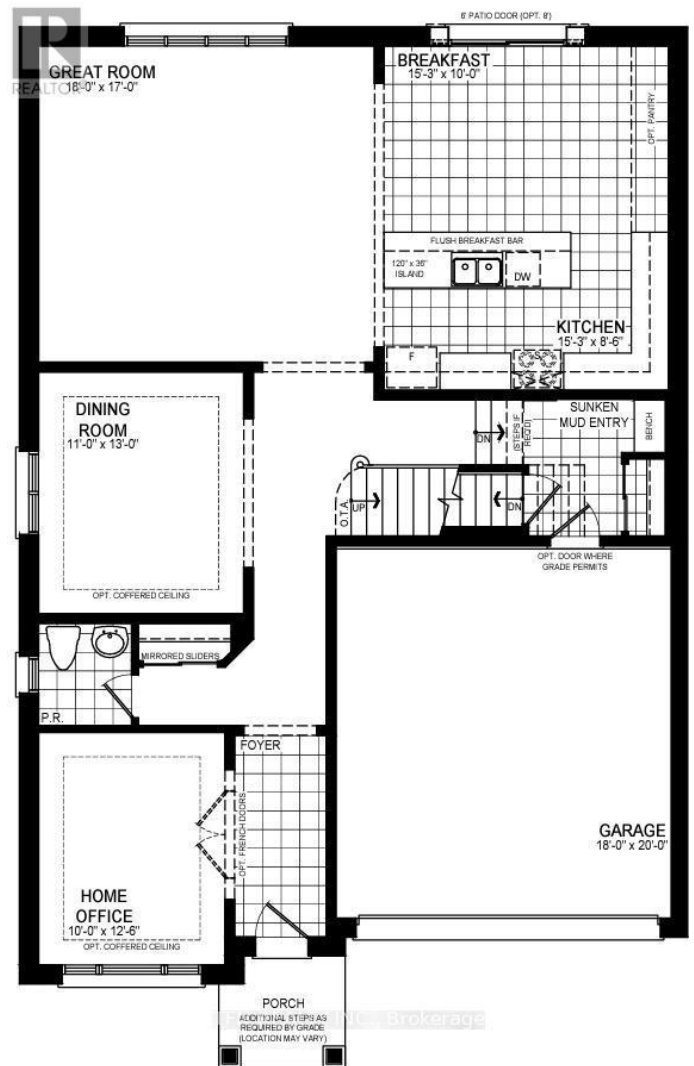
MLS® #X12376816

\$1,099,900

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

Assignment Sale! Stunning 4 Bedroom Detached Home by Empire Communities on a premium 42 lot backing onto greenspace in the highly sought-after Wyndfield community of Brantford. The popular Whitestone Elevation B model offers approximately 3,100 sq. ft. of living space with over \$30,000 in premium upgrades. The main floor features 9 ft ceilings, hardwood floors, upgraded oak staircase, and upgraded flooring throughout. The gourmet kitchen showcases upgraded cabinetry with pots & pans drawers, pantry, built-in soap dispenser, granite countertops, upgraded backsplash, stainless steel appliances, water line, and gas line for stove. The open-concept layout includes an eat-in breakfast area, great room/living room, private home office/den, powder room, garage man door entry into the home, and a separate formal dining room that has been fully enclosed with privacy doors, offering flexibility as an additional bedroom with potential to convert the main floor powder room into a full bathroom with shower. Walk-out to the backyard from the kitchen through sliding patio doors with serene greenspace views. Upstairs, the primary bedroom boasts a luxurious 5-pc ensuite and large walk-in closet. The second bedroom features a private 4-pc ensuite, while the third and fourth bedrooms share a 4-pc Jack & Jill ensuite, all upgraded with granite counters. A second floor laundry room adds convenience. Additional highlights include 200 AMP service, central air conditioner, humidifier, EV rough-in



in garage, exterior pot lights, Energy Recovery Ventilator (ERV), and upgraded mechanicals. The basement comes with a 3-pc rough-in and separate laundry hook-up, offering excellent potential for customization. This family-friendly neighbourhood is surrounded by parks, schools, walking trails, and playgrounds, making it ideal for growing families. Everyday conveniences are close by with grocery stores and shopping! (id:6289)

Essential Information

Listing #	X12376816
Price	\$1,099,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8 Wilmot Road
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3T0K8

Amenities

Amenities	Park, Schools
Features	Lighting, In-Law Suite
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater
Heating	Natural gas Forced air
Cooling	Central air conditioning

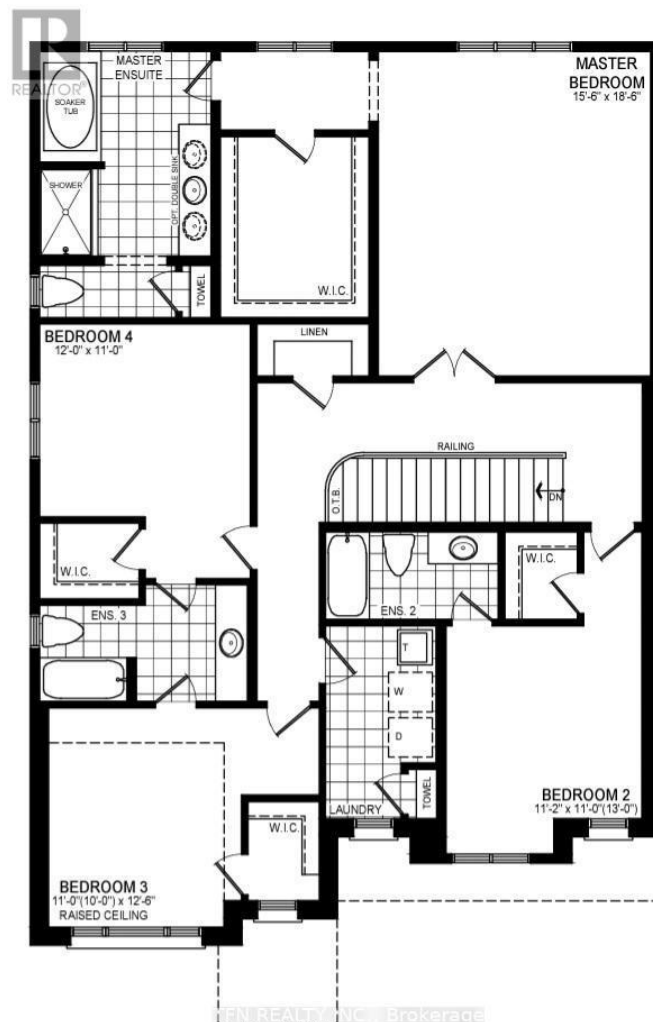
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Exterior

Exterior Brick Veneer, Vinyl siding
Lot Description 44 x 98.4 FT|under 1/2 acre
Foundation Poured Concrete

Listing Details

Listing Office TFN REALTY INC.



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Listing information last updated on October 21st, 2025 at 7:46am PDT