

\$1,749,900 - 21 Tedley Boulevard, Brantford

MLS® #X12387597

\$1,749,900

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

Welcome home to the prestigious "Valley Estates" community where this stunning, custom built, Spadafora Home, sits on a sprawling 3/4 acre lot with no backyard neighbours. Offering 2+2 bedrooms (a potential 3rd in the walk-in closet), 3.5 bathrooms & a triple car garage, with more than 4000 sqft of finished living space. The all-brick exterior, concrete front landing & triple-car garage are striking as you make your way up to the front entryway. The alluring 10-ft ceilings create a warm, open & airy feeling as you enter the home. To the right of the entryway is a large formal dining room to host all your family gatherings, while to the left is a home office to tidy up your business affairs. This can also be another bedroom if required. The immense open-concept space offers a stunning, chic white kitchen with a 10.5-ft centre island & ample storage & counter space for food preparation, with sight lines into the great room with a gas fireplace, & wall-to-wall views of the backyard with no neighbours. The main floor living area is highlighted with laundry, a powder room, & a separate bedroom area, with a large primary suite with a walk-in closet & a spa-like ensuite bathroom with a shower & soaker tub. The closet is every woman's dream with organizers & an island. This space can also be closed off to create a functional bedroom. A second generous size bedroom & full bathroom complete the main floor. Make your way downstairs to find a stunning finished



basement that offers two bedrooms & a full bathroom, with a separate area for a gym, games area, recreation room & bar. This space is truly exceptional for entertaining. With access to the garage from the basement, this could be the perfect in-law suite! Outside, you will enjoy the 53x23 deck with a covered porch, pergola with hot tub, large shed & views for days with no backyard neighbours.
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Essential Information

Listing #	X12387597
Price	\$1,749,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	21 Tedley Boulevard
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3T0E3

Amenities

Amenities	Park, Fireplace(s)
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Hot Tub, Garage door opener remote(s), Central Vacuum, Range, Oven - Built-In, Water purifier, Water softener, Cooktop, Dishwasher, Dryer, Microwave, Oven, Stove, Washer, Wine Fridge, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Lawn sprinkler
Lot Description	114.8 x 287.4 FT ; 287.38ft x115.13ft x 284.71ft x 115.10ft 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office REVEL REALTY INC.



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