

\$625,000 - A - 15 Oak Avenue, Brant (paris)

MLS® #X12400549

\$625,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Paris, Brant (paris), Ontario

Welcome to this beautiful semi-detached home in the heart of Paris, just across from the Paris Fairgrounds, home to local festivals and community events. Behind its charming exterior, this home reveals an impressive amount of living and storage space. The main floor offers a functional and spacious open-concept floor plan with a chef's kitchen, ample cabinetry and prep space, and inside access from the garage. A few steps up to the 2nd floor, you'll find 2 bedrooms and a renovated 4-pce bathroom (2025) with a linen closet. The primary bedroom features an enclosed bonus room that works perfectly as an office or a nursery, plus an expansive walk-in closet and access to your backyard. The lower level is finished with a large family room, 3-pce bathroom, and another ideal spot for your at-home office. The basement features a 3rd bedroom, a great-sized storage/utility room, and laundry. The backyard is perfect for all-season use with an above ground pool and a 6-person hot tub, surrounded by a brand new fence! Just across from the Paris Fairgrounds, you can enjoy the annual Paris Fair, the Great Canadian Butter Tart Festival, the seasonal Night Market, Paris Curling Club, to name a few. Just around the corner from North Ward Elementary School, and minutes to Sobeys, Canadian Tire, restaurants, and more. This home truly brings together space, comfort, and community.

(id:6289)



Essential Information

Listing #	X12400549
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	A - 15 Oak Avenue
Subdivision	Paris
City	Brant (paris)
Province	Ontario
Postal Code	N3L3C6

Amenities

Amenities	Hospital, Park, Place of Worship, Schools
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	30 x 117 FT
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX ESCARPMENT REALTY INC.
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