

\$319,000 - 171 - 99 Fourth Concession, Brant (burford)

MLS® #X12400749

\$319,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Burford, Brant (burford), Ontario

Welcome to Twin Springs Cottage Condo Community! This beautiful move-in ready modular bungalow, built in 2021, is perfect for year-round living or as a turnkey Airbnb investment and is ready for immediate occupancy! Offering 1,267 sq ft of thoughtfully designed space, this home blends comfort, convenience, and lifestyle. Inside, you'll love the bright, open-concept layout filled with natural light from large windows. The spacious living room flows seamlessly into the eat-in kitchen, featuring stylish cabinetry with crown moulding, ample cupboard and counter space, and a centre island with seating ideal for casual meals or entertaining. Just off the dining area, step onto the covered verandah, the perfect spot for morning coffee or evening relaxation. The home includes two generous bedrooms, both with walk-in closets. The primary suite boasts a private 3-piece ensuite, while a second 4-piece bath serves guests and family. A dedicated laundry room, LED and pot lighting throughout, and thoughtful upgrades add to the functionality and appeal. Outdoors, enjoy a fenced yard ideal for pets, a fire pit area, and a wraparound deck with a propane hookup for your BBQ or fire table perfect for summer gatherings. The community offers a lifestyle to match, with amenities including a lake with a beach, fishing, volleyball, horseshoes, a community centre, playground, ping pong, and more. All of this in a peaceful country setting, just a short drive to Woodstock, Brantford, Paris, and



major highways for easy commuting. Whether you're looking to downsize, invest, or enjoy a simplified lifestyle, this home has it all. Park fees: \$600/month. Don't miss this opportunity! (id:6289)

Essential Information

Listing #	X12400749
Price	\$319,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Style	Bungalow

Community Information

Address	171 - 99 Fourth Concession
Subdivision	Burford
City	Brant (burford)
Province	Ontario
Postal Code	N0E1A0

Amenities

Amenities	Beach
Utilities	Electricity
Features	Flat site
Parking Spaces	3
Parking	No Garage

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	None, Air exchanger
# of Stories	1

Exterior

Exterior	Vinyl siding
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Listing Details

Listing Office RE/MAX a-b Realty Ltd Brokerage



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