

\$949,900 - 13a Cumberland Street, Brantford

MLS® #X12420874

\$949,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

Looking for a newer bungalow with loft? This beauty has all the bells and whistles - even a separate entrance for a possible in-law or rental unit in the basement! Built in 2021 by quality reputable builder, the home offers almost 1600 square feet above grade plus finished basement, 2+2 bedrooms, 3 bathrooms, and high ceilings through out! Open concept main living area features modern white kitchen with stainless steel appliances (all LG under warranty), leathered quartz counter tops, work island/breakfast bar and pot lighting. Living room with cozy natural gas fireplace in a stone hearth, and dining area featuring a patio door walk out to back yard. Primary bedroom on the main offers a 4 pc ensuite bath with gorgeous soaker tub and glass walk in shower, plus his and hers oversized closets. Upstairs is a loft space perfect for a craft room/den/office or an extra bedroom. The fully finished lower level (finished by the builder) includes 2 more bedrooms, a full bath, family room and lots of storage, plus bonus staircase that leads into the two car garage. Lots of money spent here on extras including California shutters and zebra blinds (lifetime warranty), outdoor sprinkler system, security system, massive concrete patio across the back of the house with BBQ hook-up, quaint garden shed, fence, exterior lighting and more! Parking for two cars on the asphalt driveway, plus 2 spots in the garage. Exterior is stone, brick and vinyl, heated by natural gas furnace, plus central air



- everything only 3 years old. Still under Tarion Warranty! No maintenance worries for years to come! (id:6289)

Essential Information

Listing #	X12420874
Price	\$949,900
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	13a Cumberland Street
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3S7J6

Amenities

Amenities	Hospital, Park, Place of Worship
Utilities	Cable, Electricity, Sewer
Features	Irregular lot size, Lighting, Level
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water meter, Dishwasher, Dryer, Garage door opener, Microwave, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Stone
Exterior Features	Lawn sprinkler
Lot Description	50.2 x 98.5 FT ; 50.52x98.49x49.25x104.96ft under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX ESCARPMENT REALTY INC.



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