

\$1,549,999 - 325 Brant County 18 Road, Brant (brantford Twp)

MLS® #X12431274

\$1,549,999

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Brantford Twp, Brant (brantford Twp), Ontario

Set on 2.19 private acres in east Brantford's most coveted rural pocket, this all-brick, 2,199sqft. ranch (1999) with 9ft ceilings blends timeless architecture with fresh, upscale finishes an exclusive retreat designed for effortless living and unforgettable entertaining. Inside, an airy open-concept great room & chefs kitchen is anchored by an oversized island with plenty of seating the ultimate gathering spot for morning coffees or weekend soirées. A formal dining room (currently a stylish home office) adds flexibility, while the main living area showcases wide-plank -inch Invincible laminate flooring for a clean, modern look. The refreshed kitchen pairs classic cabinetry with new granite countertops for a seamless blend of charm and convenience. 3 well sized bedrooms, updated 4pc main bath with shiplap styling. The primary bedroom features a walk-in closet and a luxury 4-piece ensuite feels truly spa-worthy, featuring a large vanity, spacious shower, and a stand-alone seated tub your daily wind-down ritual, perfected. Downstairs, the finished bright lower level brings the party: a fireplace-warmed rec room, impressive bar, 2-pc bath (w/shower rough-in), guest/teen bedroom, oversized windows and generous storage. Outdoors, your personal resort awaits. A new composite deck steps down to a hot tub, sun-splashed above-ground pool (2023), and a beach volleyball court the ultimate



sanctuary-meets-playground, 2 firepits,. With easy access to the Grand River, you can launch into nature or simply enjoy sunset strolls rain or shine. Rounding it out: a well-sized 2-car 23x22 heated garage/workshop with electric car charger and multi-vehicle driveway (parking for 5+). Mulch in landscaping is a lifelong rubber mulch. All of this just 5 minutes to Hwy 403with Brantford, Paris, Hamilton, and every daily essential only moments away. This is exclusive country living with city convenience a polished, move-in-ready estate made for those who entertain well and live even better. (id:6289)

Essential Information

Listing #	X12431274
Price	\$1,549,999
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	325 Brant County 18 Road
Subdivision	Brantford Twp
City	Brant (brantford Twp)
Province	Ontario
Postal Code	N3S0H4

Amenities

Amenities	Fireplace(s)
Features	Irregular lot size, Flat site
Parking Spaces	7
Parking	Attached Garage, Garage
# of Garages	2

Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Hot Tub, Garage door opener remote(s), Water Heater - Tankless, Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	172.5 x 600 FT 2 - 4.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office	CENTURY 21 FIRST CANADIAN CORP
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