

\$999,900 - 307 Brant County 18 Road, Brant (brantford Twp)

MLS® #X12440944

\$999,900

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Brantford Twp, Brant (brantford Twp), Ontario

An incredible opportunity awaits in this spacious all-brick bungalow set on a scenic 1-acre lot with ravine views on the banks of the Grand River. With over 2,500 sq ft of finished living space, this home offers a versatile layout ideal for multigenerational living, hobbyists, or investors seeking space and serenity with unmatched convenience. The main level features laminate and ceramic flooring, a large open-concept living and dining room, and a bright eat-in kitchen with ample cabinetry, a walk-in pantry, and walkout to a back deck and patio perfect for enjoying sunsets over the river valley or moonlight bonfires in your private oasis. The primary bedroom includes ensuite access to a stylish 3-piece bath with a walk-in tiled shower, while two additional bedrooms complete the level. The freshly finished lower level with in-law potential, is perfect for extended family or guests, with vinyl flooring throughout, a massive family room with gas fireplace, two oversized bedrooms, a 4-piece bath, and a large laundry/utility room. The massive driveway accommodates 8+ cars, plus a double car garage ideal for parking, storage, or a workshop in addition to the detached drive shed and garden shed. Located just minutes from Highway 403, this home offers fast, easy access to Brantford's full suite of big-box stores, restaurants, schools, and healthcare, as well as historic downtown Paris, known for its boutique



shopping, cafes, riverside dining, and scenic trails. Whether commuting, exploring Brant County, or venturing further afield, this location is a true gateway to it all. Don't miss your chance to own this rare combination of space, setting, and location (id:6289)

Essential Information

Listing #	X12440944
Price	\$999,900
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	307 Brant County 18 Road
Subdivision	Brantford Twp
City	Brant (brantford Twp)
Province	Ontario
Postal Code	N3T5L9

Amenities

Amenities	Fireplace(s)
Features	Ravine, Conservation/green belt
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2
View	View

Interior

Appliances	Water Heater, Water Treatment, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	120 x 422 FT ; 116.43x422.24x78.24x1.00x41.80x423.18 1/2 - 1.99 acres
Foundation	Concrete

Listing Details

Listing Office	Real Broker Ontario Ltd.
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