

\$799,000 - 14 Carroll Lane, Brantford

MLS® #X12450256

\$799,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

Discover this exceptional West Brant residence featuring 3 bedrooms, 3.5 bathrooms, a completely finished basement, and your own private backyard retreat! Thoughtfully designed and situated near parks, walking trails, and highly-rated schools. The exterior showcases impressive street presence with professionally landscaped gardens, paved driveway, and front balcony. Inside, you'll find a formal dining room flowing into a gourmet kitchen equipped with rich mocha cabinetry, dual pantries, and a generous center island ideal for hosting gatherings. Beyond the composite deck lies your personal escape: a newly installed in-ground pool, relaxing hot tub, and elegant interlocking stone patio. Upstairs, the great room features soaring 14-foot ceilings and access to a second balcony, while the expansive primary suite includes a walk-in closet and spa-inspired ensuite. Two additional well-proportioned bedrooms and an upper-level laundry complete this floor. The finished lower level offers a recreation room with wet bar, modern laundry space, and a deluxe bathroom featuring heated floors and rainfall shower with potential as an in-law suite or separate apartment thanks to direct garage access. This turnkey property combines lifestyle, functionality, and easy-care living. Don't miss this opportunity! (id:6289)



Essential Information

Listing #	X12450256
Price	\$799,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	14 Carroll Lane
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3T5L5

Amenities

Features	Sump Pump
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Central Vacuum, Water softener, Dryer, Garage door opener, Water Heater, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding, Wood
Lot Description	49.9 x 116.7 FT
Foundation	Block

Listing Details

Listing Office

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