

\$1,025,000 - 151 Carman Road, Brighton

MLS® #X12455054

\$1,025,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Brighton, Brighton, Ontario

Nestled on 8.3 acres of peaceful countryside just five minutes from Highway 401, this custom-built home offers a rare blend of privacy, nature, and convenience. Surrounded by mature trees, it provides a tranquil retreat where you can enjoy the peacefulness of rural living without sacrificing easy access to town amenities and commuter routes. Built in 2003, this solid all-brick raised bungalow reflects craftsmanship and care in every detail. The main living area welcomes you with a cathedral ceiling, expansive windows framing panoramic views, and a striking beech wood accent wall sourced from the property itself. A mix of hickory, white ash, and oak hardwood flooring from the property adds warmth and character. The bright, spacious kitchen offers generous countertop and cupboard space ideal for everyday living or entertaining. The primary bedroom features locally-sourced black cherry hardwood flooring, a walk-in closet, and an ensuite featuring in-floor heating; walkout access to a cedar deck overlooks the beautiful natural surroundings. The lower level offers a cozy recreation room complete with wood stove, two huge additional bedrooms (one with an ensuite), a cold room, and a walkout to the back garden and wood shed. A major bonus is the impressive 2,400 sq. ft. outbuilding complete with a heated, insulated workshop, a two-car garage designed for storage, large vehicles, boats, or trailers, and further space upstairs. With 60 Amp service and solid 12" on-centre joists, it's



ideal for hobbyists or trades. Heating is a combination of a boiler and radiant heating. Updates include oil tank (2019), roof architectural shingles (2022), primary room cedar deck (2024), air conditioner (2025). Adding further value, this property benefits from the transferable MicroFIT contract with Ontario Hydro generating approximately \$10,000 per year for the next four years at \$0.802/kWh, an exceptional opportunity for the next owner of this private, well-cared-for retreat. (id:6289)

Essential Information

Listing #	X12455054
Price	\$1,025,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	151 Carman Road
Subdivision	Rural Brighton
City	Brighton
Province	Ontario
Postal Code	K0K1H0

Amenities

Amenities	Park
Features	Hillside, Wooded area, Irregular lot size, Sloping, Rolling, Solar Equipment
Parking Spaces	7
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Water softener, Blinds, Dishwasher, Dryer, Microwave, Range, Stove, Washer, Window Coverings, Refrigerator
Heating	Oil Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick
Lot Description	1020 x 365 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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