

\$999,900 - 279 Cockshutt Road, Brantford

MLS® #X12460367

\$999,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

Welcome to 279 Cockshutt Road in Brantford, a charming and spacious 2-storey home nestled on a beautifully landscaped 0.92-acre lot in a tranquil rural setting. This property offers approximately 3,507 square feet of living space, including 3 bedrooms and 2 full bathrooms, making it ideal for families or multi-generational living. The main floor features blonde hardwood and tile flooring, offering a bright and inviting layout with a formal living room, a cozy family room with a wood-burning fireplace, a separate dining area, and a well-appointed kitchen filled with natural light and ample cabinetry. Upstairs, you'll find 3 bedrooms and 2 full bathrooms, while the partially finished basement offers flexible space for a rec room, office, or additional guest quarters with a walk-up back entrance. Outside, enjoy the peaceful surroundings, mature trees, and a large yard, covered porch with bar and hot tub, and oversized inground pool ideal for entertaining or relaxing. The home also includes a heated detached 6- car garage, an additional large insulated/ heated quonset, and parking for 10+ vehicles. Recent updates include roof shingles (2016) and a natural gas forced-air heating and central A/C system. With a private well and septic system, this home offers self-sufficient living just minutes from Brantford's conveniences, schools, and highways. Zoned residential and located near the corner of Cockshutt Road and Campbell Farm Road, this property is a rare opportunity



to enjoy country living with modern comforts,
with vacant possession available on a 60+day
close. (id:6289)

Essential Information

Listing #	X12460367
Price	\$999,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	279 Cockshutt Road
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3T5L6

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity
Features	Irregular lot size, Flat site, Lighting
Parking Spaces	14
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Hot Tub, Water Heater
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Steel
Exterior Features	Landscaped
Lot Description	132 x 338.7 FT ; 126.11'x338.66'x113.45'x239.67'x114.16' 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

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