

\$2,200,000 - 52 Grand River Street S, Brant (paris)

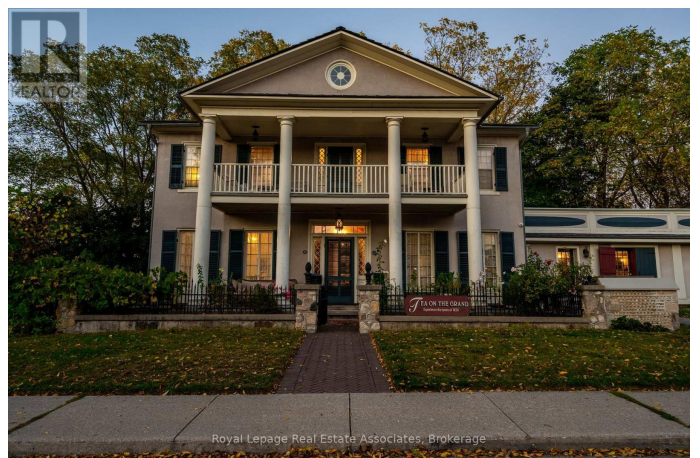
MLS® #X12463206

\$2,200,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Paris, Brant (paris), Ontario

Welcome to the Wolverton House located in the "Prettiest Town in Canada"! This beautiful home built in 1851 offers timeless features, stunning front veranda, and multiple opportunities situated right on the Grand River. The owners have meticulously restored this beautiful home over the years, investing hundreds of thousands in thoughtful updates while preserving its original 1800s charm. This sprawling heritage home currently functions as a residential home, 'Tea on the Grand', and a bed and breakfast. If you have been waiting for the perfect live work opportunity this is the one for you. The beautiful floor plan immediately welcomes you in with stunning architectural touches, pine flooring, massive transom windows, and a gracious floor plan. The main floor of this home boasts a large front facing formal living room with fireplace, back office area, 3 piece bathroom, and formal dining room adjacent to the Chef's Kitchen. The Back Sunporch currently being utilized as a tea room is the perfect place to also unwind, and read a book. The upper level of the main house features 2 bedrooms, an oversized bathroom and a massive upper level porch. The adjoining main floor leads you to a bed and breakfast room which could alternatively be utilized as a master retreat. Completed with hardwood flooring, kitchenette, laundry and 4-piece bathroom. The lower level of this home features multiple entrance points, complete with a secondary kitchen, laundry, 3 piece bathroom, rec room and bedroom. The lower



level also features an oversized woodworking shop. Offering crown moulding throughout, beautiful trim work, multiple fireplaces, and endless historic touches. Additional property bonuses include a cabin / carriage house overlooking the Grand River, and an attached three floor 30 x 30 garage. Offering the perfect blend of historical charm, modern practicality this home truly needs to be seen to be appreciated. (id:6289)

Essential Information

Listing #	X12463206
Price	\$2,200,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	52 Grand River Street S
Subdivision	Paris
City	Brant (paris)
Province	Ontario
Postal Code	N3L2B4

Amenities

Amenities	Park, Separate Heating Controls
Features	Guest Suite, Sump Pump
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Water Heater, Dishwasher, Dryer, Alarm System, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Stucco
Lot Description	209.2 x 270.1 FT 1/2 - 1.99 acres
Foundation	Stone

Listing Details

Listing Office Royal LePage Real Estate Associates



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