17 VARLEY CRESCENT, Brantford

Ontario, N3R7Z3

816,000

For Sale / #X13657630



Bedroom(s): 3

Bathroom(s): 2

Lot Dimensions: 37.2 x 94.9 FT ; 36.84\'x110.35

Description

Beautifully maintained and meticulously cared for, this exceptional home is located in one of Brantford\'s most sought-after areas and showcases true pride of ownership throughout. Offering a functional, family-friendly layout with quality finishes and generous living spaces, this home is sure to impress. The bright upper level features two spacious bedrooms, a full bathroom, welcoming foyer, and an inviting open-concept living and dining area highlighted by a stunning fireplace and elegant wainscoting. The eat-in kitchen features granite countertops with ample space for meal prep and family meals, plus sliding doors leading to the backyard deck. The beautifully finished main bathroom offers marble flooring, marble countertop and marble tub surround, along with a relaxing jetted tub. The fully finished lower level boasts an expansive family room with a second gas fireplace, third bedroom, and 3-piece bathroom with granite countertop. A private in-law suite with its own kitchen and living area provides excellent flexibility for extended family, guests, or multi-generational living. Thoughtful upgrades include hardwood and ceramic flooring, 9-foot upper-level ceilings, custom window coverings, upgraded lighting, remote-controlled ceiling fans, and a built-in sound system/intercom servicing the home and garage. Outside, enjoy a beautifully landscaped yard with professional landscaping, decorative concrete curbing, irrigation in both front and rear yards, privacy fencing, and a spacious deck perfect for entertaining or relaxing. Ideally located close to schools, shopping, parks, and amenities, with quick access to Highway 403, this move-in-ready home offers comfort, quality, versatility, and exceptional value in a highly desirable Brantford location. (id:6772)

Features

Area	Brantford	**Sewer**	Sanitary sewer
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	1
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning
Building Type	House	**Total Parking**	4
Age	16 to 30 years	**Total Fireplace**	2
Lot Dimensions	37.2 x 94.9 FT ; 36.84\'x110.35\'x52.30\'x94.49\'x21.87\'	**Parking**	Attached Garage,Garage,
Heating	Natural gas	**Amenities Near By**	Park, Schools, Golf Nearby
Water	Municipal water		

Room Details

Lower level	Recreational, Games room	6.6 m x 4.27 m
Lower level	Bedroom	3.63 m x 3.45 m
Lower level	Kitchen	7.57 m x 3.51 m
Lower level	Laundry room	3.51 m x 2.57 m
Main level	Living room	7.19 m x 5.28 m
Main level	Kitchen	5.41 m x 3.02 m
Main level	Primary Bedroom	5.26 m x 3.4 m
Main level	Bedroom	3.35 m x 3.25 m