45 OLIVETREE ROAD, Brantford

Ontario, N3R7X1

754,900

For Sale / #X14125910



Bedroom(s): 4

Bathroom(s): 3

Lot Dimensions: 51.6 x 117 FT ; 117.91ft. x 48.0

Description

RARE 2,800 SQ. FT. NORTH BRANTFORD BUNGALOW! Welcome to 45 Olivetree Road-a remarkably spacious, well-maintained home offering over 1,500 sq. ft. of main-floor living space plus a fully finished lower level. The main floor features an elegant dining/sitting room with french doors, a sunlit kitchen with dinette, and a cozy family room with a gas fireplace. Step through the glass door to your private backyard retreat, complete with exceptional privacy, an expansive sun deck and a 3-year-old above-ground pool. The main level is rounded out by a primary suite with dual closets & 3-pc ensuite, a 2nd bedroom, full bath, and main-floor laundry with direct 2-car garage access. Downstairs, discover over 1,300 sq. ft. of additional living space-featuring a massive rec room, with R/I for bar area, a secondary media room easily converted to a 4th bedroom (ideal for in-law suite or multi-generational potential), workout space, 3rd large bedroom and 3rd bathroom, with R/I for shower. Walk to top-rated schools, parks, employment opportunities and amenities with rapid Hwy 403 access! (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	**Pool**	Above ground pool
Building Type	House	**A/C**	Central air conditioning
Age	31 to 50 years	**Total Parking**	4
Lot Dimensions	51.6 x 117 FT ; 117.91ft. x 48.02ft. x 117.91ft. x 50.31ft	**Total Fireplace**	1
Heating	Natural gas	**Parking**	Attached Garage,Garage,
Water	Municipal water	**Amenities Near By**	Park, Public Transit, Schools

Room Details

Basement	Recreational, Games room	6.43 m x 7.32 m
Basement	Bedroom	3.38 m x 4.44 m
Basement	Family room	6.24 m x 6.09 m
Basement	Exercise room	2.88 m x 3.51 m

Basement	Bathroom	1.85 m x 3.31 m
Basement	Cold room	1.19 m x 3.15 m
Basement	Utility room	5.78 m x 2.74 m
Main level	Foyer	2.03 m x 1.65 m
Main level	Dining room	3.25 m x 4.11 m
Main level	Living room	2.82 m x 3.25 m
Main level	Kitchen	5.43 m x 6.66 m
Main level	Family room	4.95 m x 3.86 m
Main level	Primary Bedroom	4.95 m x 4.78 m
Main level	Bathroom	1.98 m x 2.01 m
Main level	Bedroom	3.4 m x 3.07 m
Main level	Bathroom	1.5 m x 2.82 m
Main level	Laundry room	1.8 m x 2.82 m