

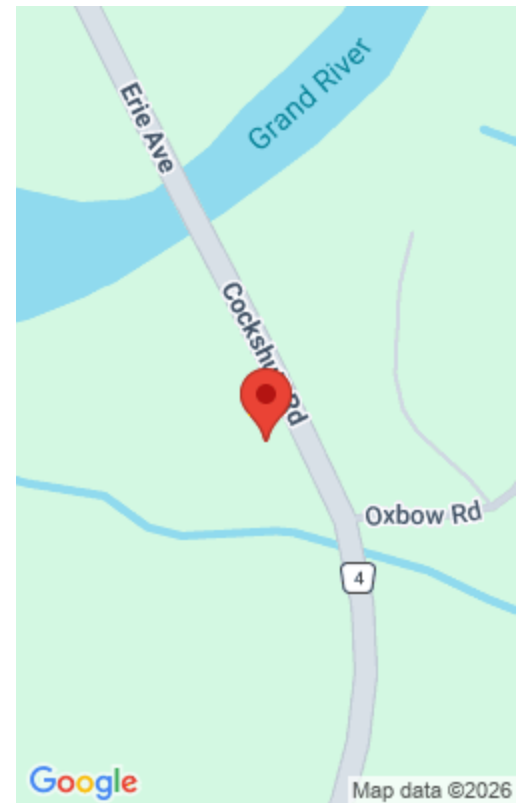
11 COCKSHUTT RD, BRANT, ON N3T 5L6, CANADA

<https://gtarealestates.com>

Your dream countryside retreat awaits. Minutes from everyday conveniences, this custom-built modern farmhouse bungalow offers a rare blend of luxury comfort and natural beauty. Set on nearly 6 private acres with breathtaking panoramic views of the Grand River and direct access to the Grand Valley Trail System, this exceptional 2023 built home is thoughtfully designed...

\$2,344,000

- 7 beds
- 7 baths
- Single Family
- Single Family
- 3000 - 3500 sq ft



Rooms & Units Descr



RoomType1: Kitchen
RoomLength1: 3.07
RoomDimensions1: 3.07 m X 3.8 m
RoomLevel2: Basement
RoomWidth2: 3.85
RoomType3: Sitting room
RoomLength3: 4.04
RoomDimensions3: 4.04 m X 3.86 m
RoomLevel4: Basement
RoomWidth4: 2.1
RoomType5: Bedroom
RoomLength5: 3.91
RoomDimensions5: 3.91 m X 3.19 m
RoomLevel6: Basement
RoomWidth6: 3.86
RoomType7: Laundry room
RoomLength7: 2.49
RoomDimensions7: 2.49 m X 1.25 m
RoomLevel8: Basement
RoomWidth8: 7.98
RoomType9: Bedroom
RoomLength9: 3.86
RoomDimensions9: 3.86 m X 3.79 m
RoomLevel10: Basement
RoomWidth10: 5.7
RoomType11: Other
RoomLength11: 8.78
RoomDimensions11: 8.78 m X 1.89 m
RoomLevel12: Main level
RoomWidth12: 6.33
RoomType13: Living room
RoomLength13: 4.39
RoomDimensions13: 4.39 m X 5.21 m
RoomLevel14: Main level
RoomWidth14: 5.21
RoomType15: Primary Bedroom
RoomLength15: 4.35
RoomDimensions15: 4.35 m X 4.58 m
RoomLevel16: Main level
RoomWidth16: 3.71
RoomType17: Bedroom 3
RoomLength17: 3.95
RoomDimensions17: 3.95 m X 3.61 m
RoomLevel18: Main level
RoomWidth18: 3.2
RoomType19: Family room
RoomLength19: 5.58
RoomDimensions19: 5.58 m X 4.47 m
RoomLevel20: Main level
RoomWidth20: 3.44

RoomLevel1: Basement
RoomWidth1: 3.8
RoomType2: Eating area
RoomLength2: 3.07
RoomDimensions2: 3.07 m X 3.85 m
RoomLevel3: Basement
RoomWidth3: 3.86
RoomType4: Office
RoomLength4: 3.62
RoomDimensions4: 3.62 m X 2.1 m
RoomLevel5: Basement
RoomWidth5: 3.19
RoomType6: Bedroom
RoomLength6: 2.96
RoomDimensions6: 2.96 m X 3.86 m
RoomLevel7: Basement
RoomWidth7: 1.25
RoomType8: Recreational, Games room
RoomLength8: 12.97
RoomDimensions8: 12.97 m X 7.98 m
RoomLevel9: Basement
RoomWidth9: 3.79
RoomType10: Den
RoomLength10: 4.05
RoomDimensions10: 4.05 m X 5.7 m
RoomLevel11: Basement
RoomWidth11: 1.89
RoomType12: Dining room
RoomLength12: 8.94
RoomDimensions12: 8.94 m X 6.33 m
RoomLevel13: Main level
RoomWidth13: 5.21
RoomType14: Kitchen
RoomLength14: 4.54
RoomDimensions14: 4.54 m X 5.21 m
RoomLevel15: Main level
RoomWidth15: 4.58
RoomType16: Bedroom 2
RoomLength16: 5.88
RoomDimensions16: 5.88 m X 3.71 m
RoomLevel17: Main level
RoomWidth17: 3.61
RoomType18: Kitchen
RoomLength18: 3.3
RoomDimensions18: 3.3 m X 3.2 m
RoomLevel19: Main level
RoomWidth19: 4.47
RoomType20: Bedroom 4
RoomLength20: 3.7
RoomDimensions20: 3.7 m X 3.44 m



Location Details

City: Brant (Brantford Twp)

Province: Ontario

Property Details

SubdivisionName: Brantford Twp

Levels: 1

FrontageLength: 755 ft ,3 in

ArchitecturalStyle: Bungalow

Stories: 1

Property Features

LotFeatures: Landscaped

HeatingFuel: Natural gas

Cooling: Central air conditioning,Air exchanger

OpenParkingYN: False

AttachedGarageYN: True

FireplacesTotal: 3

ViewYN: True

WaterfrontYN: False

Sewer: Septic System

Heating: Forced air

CoolingYN: True

ParkingTotal: 23

GarageYN: True

CarportYN: False

PoolYN: False

View: View

WaterBodyName: Grand River

Courtesy of

OfficeName: Corcoran Horizon Realty

Office ID: 298070

ListAOR: The Oakville, Milton & District Real Estate Board

Building Details



ParkingTotal: 23

ArchitecturalStyle: Bungalow

Heating: Forced air

Sewer: Septic System

Amenities & Features

Waterfront available: No **OpenParkingYN:** No

AttachedGarageYN: Yes **GarageYN:** Yes

CarportYN: No **PoolYN:** No

CoolingYN: Yes **Cooling:** Central air conditioning, Air exchanger

Total Fireplaces: 3

