

## 299 PARK AVE, BRANTFORD, ON N3S 5L2, CANADA

<https://gtarealestates.com>

Excellent opportunity to own a 4 + 2 bedroom renovated detached home close to universities and downtown. Freshly painted and beautifully renovated. Potential for basement apartment: Fully finished basement with separate entrance, 2 bedrooms and full washroom. Great opportunity to convert this home to a Student Rental, with potential for 7 bedrooms and short walk...

**\$549,900**

- 6 beds
- 2 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft



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## Rooms & Units Descr

**RoomType1:** Primary Bedroom

**RoomLength1:** 4.57

**RoomDimensions1:** 4.57 m X 3.05 m

**RoomLevel2:** Second level

**RoomWidth2:** 3

**RoomType3:** Bedroom 3

**RoomLength3:** 3.17

**RoomDimensions3:** 3.17 m X 3.05 m

**RoomLevel4:** Second level

**RoomType5:** Bedroom

**RoomLength5:** 2.67

**RoomDimensions5:** 2.67 m X 2.44 m

**RoomLevel6:** Basement

**RoomWidth6:** 2.29

**RoomType7:** Bathroom

**RoomDimensions7:** Measurements not available

**RoomLevel8:** Basement

**RoomWidth8:** 2.29

**RoomType9:** Living room

**RoomLength9:** 3.35

**RoomDimensions9:** 3.35 m X 3 m

**RoomLevel10:** Main level

**RoomWidth10:** 3.5

**RoomType11:** Kitchen

**RoomLength11:** 5.49

**RoomDimensions11:** 5.49 m X 3.05 m

**RoomLevel12:** Main level

**RoomWidth12:** 2.99

**RoomLevel1:** Second level

**RoomWidth1:** 3.05

**RoomType2:** Bedroom 2

**RoomLength2:** 3.89

**RoomDimensions2:** 3.89 m X 3 m

**RoomLevel3:** Second level

**RoomWidth3:** 3.05

**RoomType4:** Bathroom

**RoomDimensions4:** Measurements not available

**RoomLevel5:** Basement

**RoomWidth5:** 2.44

**RoomType6:** Laundry room

**RoomLength6:** 3.48

**RoomDimensions6:** 3.48 m X 2.29 m

**RoomLevel7:** Basement

**RoomType8:** Bedroom

**RoomLength8:** 3.45

**RoomDimensions8:** 3.45 m X 2.29 m

**RoomLevel9:** Main level

**RoomWidth9:** 3

**RoomType10:** Dining room

**RoomLength10:** 4.98

**RoomDimensions10:** 4.98 m X 3.5 m

**RoomLevel11:** Main level

**RoomWidth11:** 3.05

**RoomType12:** Bedroom

**RoomLength12:** 3.48

**RoomDimensions12:** 3.48 m X 2.99 m



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## Location Details

**City:** Brantford

**Province:** Ontario

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## Property Details

**Levels:** 2

**Stories:** 2

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## Property Features

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning

**ParkingTotal:** 2

**OpenParkingYN:** False

**GarageYN:** False

**AttachedGarageYN:** False

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** SUTTON GROUP REALTY SYSTEMS INC.

**Office ID:** 50449

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 2

**Heating:** Forced air

**Sewer:** Sanitary sewer



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** Central air conditioning

