

35 ONEIDA DRIVE

BRANTFORD



WOOLCOTT
Pack Before You Call®

905 689 9223
woolcott.ca

Welcome to 35 Oneida Drive

This custom-built bungalow is absolutely beautiful! Built by Spadafora Homes, you will notice the extra attention to detail throughout. The wide staircase leads you to the fully finished basement where you will find a large recreation room with a cozy gas fireplace, 2 bedrooms including one with double walk-in closets and ensuite privileges to the 3 piece bathroom. You will also find loads of closet and storage space.



51.97 x 104.99 Feet



\$6,157.39 in 2022



2+2



3





The large foyer is perfect to greet many guests and is adjacent to the double-sided closet which you can also access from the mudroom /laundry room (brilliant!). This level offers an open-concept living space.



Open Concept

Enjoy the chef-inspired kitchen offering an 8' island with storage, a pantry with pull-out drawers, a gas stove and granite counters. The dining room can accommodate a large dining table & features a beautiful coffered ceiling & dramatic light fixture.



Private Retreat

On this level are 2 bedrooms including the primary with a walk-in closet and ensuite with glass enclosed shower and granite vanity, a 4 piece guest bathroom with jacuzzi tub, 7" wide plank white oak hardwood floors, pot lights, California shutters and a bonus 3-season sunroom which overlooks the fully fenced landscaped backyard with shed and deck.

California shutters and a bonus 3-season sunroom which overlooks the fully fenced landscaped backyard with shed and deck.





Room Measurements

MAIN LEVEL

Kitchen	16'2" x 14'10"
Dining Room	14'2" x 15'
Living Room	15'5" x 13'
Bathroom	4 Piece
Bathroom	3 Piece
Primary Bedroom	18'4" x 14'6"
Bedroom	11' x 10'10"
Other	16' x 12'
Laundry Room	7'4" x 8'2"

BASEMENT

Rec Room	28'4" x 14'10"
Other	15'1 x 10'5"
Bedroom	19'8" x 14'1"
Bedroom	14'1" x 12'6"
Bathroom	3 Piece

Schools

Public Schools

Woodman-Cainsville Elementary School

Pauline Johnson Collegiate and Vocational High School

Catholic Schools

St. Peter School

St. Mary Catholic Learning Centre Day





DREW WOOLCOTT
Broker

JAYNE WOOLCOTT
Sales Representative

RE/MAX ESCARPMENT
REALTY INC., BROKERAGE
INDEPENDENTLY OWNED & OPERATED

woolcott.ca

905 689 9223