



40 JO WHITNEY COURT

BRANTFORD



DREW WOOLCOTT
Broker



JAYNE WOOLCOTT
Sales Representative

RE/MAX ESCARPMENT
REALTY INC., BROKERAGE

woolcott.ca

905 689 9223







WOOLCOTT
Pack Before You Call®

905 689 9223
woolcott.ca

Welcome to 40 Jo Whitney Court

This two-plus one-bedroom family home with full in-law set up is sitting on the end of a quiet court in a highly desired West Brant community on a 157-foot deep, pie-shaped lot.

It offers great living space with large principle rooms. You will find a nice-sized family room with hardwood floors and a huge bay window bringing in tons of ambient light. The eat-in kitchen has a nice walk-out to the backyard. If you are looking for an in-law suite, look no further! This home includes a self-contained lower level with kitchen, bedroom, rec room with gas fireplace, private laundry and 3-piece bathroom.

 41.11 x 157.05 Feet
  \$4,109.86 / 2022
  2+1
  2



Room Measurements

MAIN LEVEL

Living/Room	11'3" x 28'9"
Kitchen	11'6" x 15'
Bathroom	4 Piece
Primary Bedroom	11'45" x 17'
Bedroom	10'2" x 11'1"

LOWER LEVEL

Rec Room	10'65" x 27'
Kitchen	10'6" x 14'8"
Bathroom	3 Piece
Laundry	

