



317 Nelson Street

BRANTFORD



DREW WOOLCOTT
Broker

JAYNE WOOLCOTT
Sales Representative

RE/MAX ESCARPMENT
REALTY INC., BROKERAGE

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Welcome to 317 Nelson Street

Attention first-time home buyers! This adorable 4-bedroom, 2-storey home is conveniently located close to amenities and easy highway access!

On the main floor you will find a white kitchen, family room with original hardwood floors, and a cozy dining room. This level also features a spacious and bright main floor primary bedroom. Upstairs there are 3 good-sized bedrooms and a newly updated 4-piece bathroom.

The basement has an additional recreation area, as well as 2-piece bathroom. Additional features of this home include: carpet free throughout, a spacious, fenced backyard and heaps of period charm.

 32 x 132 Feet

 \$3,058.20 in 2023

 4

 1+1



Room Measurements	
MAIN LEVEL	
Living Room	12' x 12'3"
Dining Room	10'10" x 10'3"
Kitchen	10'5" x 9'9"
Primary Bedroom	13' x 14'6"
UPPER LEVEL	
Bedroom	11'9" x 11'6"
Bedroom	15'10" x 11'7"
Bedroom	11'6" x 10'
Bathroom	4-Piece
LOWER LEVEL	
Rec Room	16'6" x 11'9"
Bathroom	2-Piece