

WELCOME TO  
**27 Blossom Avenue**



**WOOLCOTT**  
REAL ESTATE



## Country Calm & City Convenience

Just outside of Brantford, this picture-perfect country retreat blends charm, comfort and lifestyle. Set on a landscaped 0.47-acre lot backing onto green space, the home showcases a warm country chic aesthetic throughout.

Offering over 2,200 square feet of livable space, it features three-plus-one-bedrooms and two-and-a-half bathrooms, including a main floor powder room. The updated kitchen is both stylish and functional for everyday living and entertaining.





1,803 Sq. Ft.



\$4,447 / 2025



3+1



2+1





## Cozy Spaces

The welcoming living room is filled with natural light and warm finishes, creating a space that instantly feels like home. Just beyond, the flexible bonus room offers endless possibilities for a cozy den, home office, playroom or additional family space.





## Room For Everyone

Light filled bedrooms, a beautifully updated bathroom and a vaulted loft space create an upstairs that feels both inviting and functional.





## Extra Space Below

A bright and versatile lower level designed for both everyday living and entertaining. Featuring a spacious rec room with a dedicated gym area, additional bedroom and beautifully updated bath with laundry.





## Your Outdoor Oasis

Step outside to a private backyard oasis with a spacious deck, above-ground pool, hot tub and wood-burning sauna—perfect for relaxing or hosting. A standout 26' x 36' workshop is fully insulated and heated with 220v for year-round use.

Additional upgrades include durable metal roofing on both the home and workshop, updated Electrical (2019) and many more. Enjoy peaceful country living just minutes from city amenities.



## Room Measurements

### MAIN LEVEL

Kitchen	12'9" X 11'
Dining Room	14'3" X 12'5"
Living Room	15' X 12'4"
Den	12'4" X 9'1"
Bathroom	2 Piece

### UPPER LEVEL

Primary Bed	20' X 11'2"
Bedroom	10'8" X 9'
Bedroom	9' X 9'
Bonus Room	10'4" X 10'
Bathroom	4 Piece

### LOWER LEVEL

Family Room	23' X 12'
Bedroom	10'5" X 13'
Bathroom	4 Piece





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