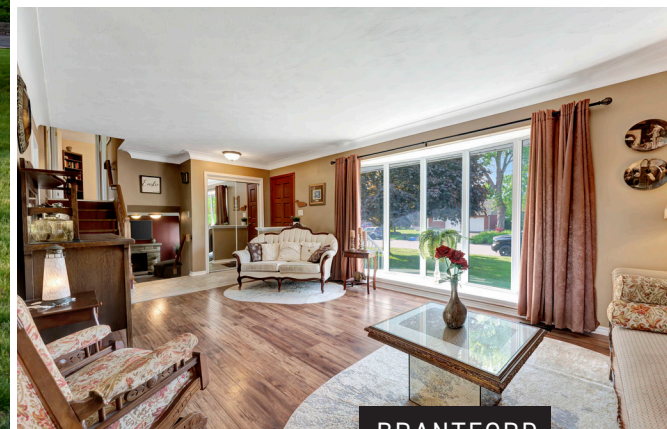


NEWLY LISTED HOME IN YOUR COMMUNITY | SHARE WITH YOUR FAMILY & FRIENDS!

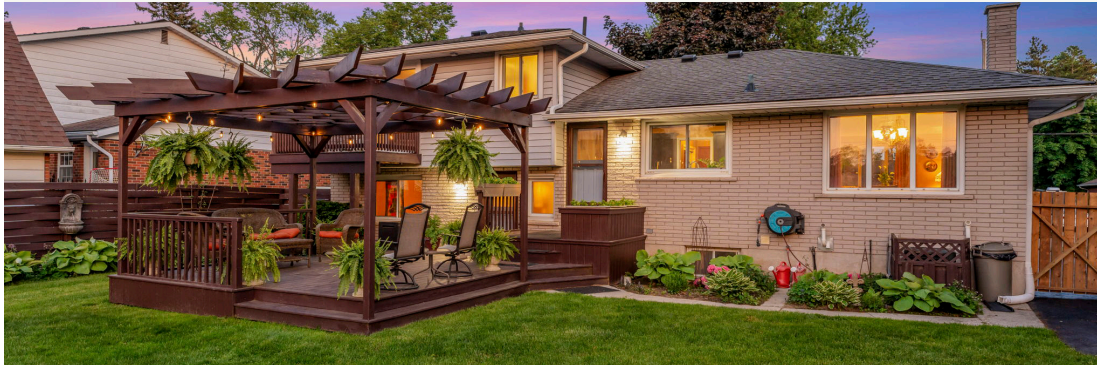


12 Proctor Avenue

BRANTFORD

LIST PRICE \$829,900
3+1 BEDS | 2 BATHS

Welcome to 12 Proctor Avenue! This very spacious side-split home, has been beautifully maintained and is located in the family friendly neighborhood of Echo Place, just steps away from Mohawk Park and Pavilion, a favorite spot for nature and exercise enthusiasts. This property features an oasis-like backyard with a full inground 18' x 36' pool, surrounded by concrete patio, complete with a change room and Pool equipment area. Plenty of upgrades, including a new HVAC system in 2023, a new shingled roof and gutter guards in 2017, and a natural gas fireplace with remote. The property also boasts a full lawn and garden irrigation system.



Meet Peter Costabile

Polished and personable, Peter Costabile is a lifelong Haldimand County resident with an unparalleled, in-depth understanding of the local market. Part of The Agency Brantford, Peter's expertise ranges from first-time buyers to retirees and right-sizers and encompasses Brantford, Haldimand, Norfolk, and Hamilton Wentworth.

Contact me today to receive a complimentary home evaluation.

THE AGENCY BRANTFORD | 195 HENRY STREET UNIT 1, BRANTFORD, ON N3S 5C9 | 519.304.1803

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LET'S WORK TOGETHER.



PETER COSTABILE

REALTOR®

Peter.Costabile@TheAgencyRE.com

289.527.1616