

www.8Brownlee.ca

For Sale

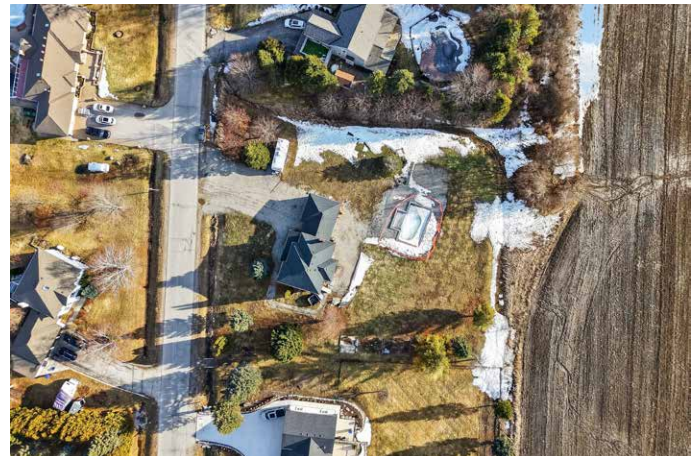
# 8 Brownlee Drive

BRADFORD, ONTARIO



# Property Overview

Spacious estate home situated on approximately 1.02 acres in a desirable South Bradford cul-de-sac, just minutes to local amenities and convenient access to the Hwy 400 / 5th Line interchange. This 3+1 bedroom, two-storey residence offers a functional layout with open concept living space on the main floor, ideal for entertaining. The kitchen features a large centre island, quartz countertops and backsplash, with updated finishes and ample preparation space. The second floor offers three well-sized bedrooms, including a primary suite with a renovated ensuite bathroom featuring heated floors, a standalone tub and a glass shower with built-in bench. The finished lower level includes additional living space and one bedroom, offering flexibility for family use, guests, or workspace. The property also features a 3-car garage and a private backyard setting on a generous lot.

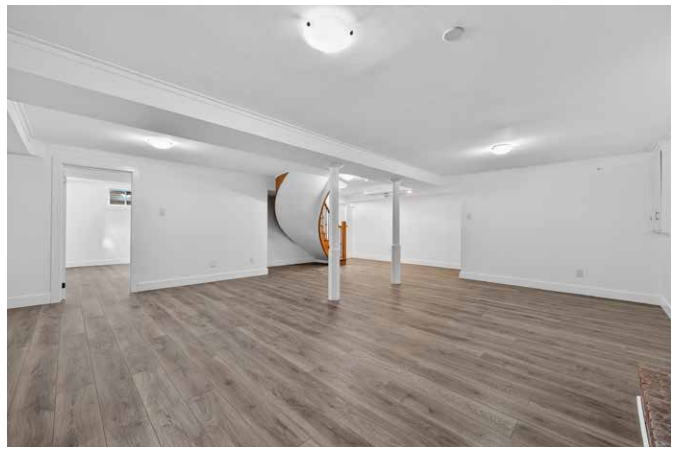






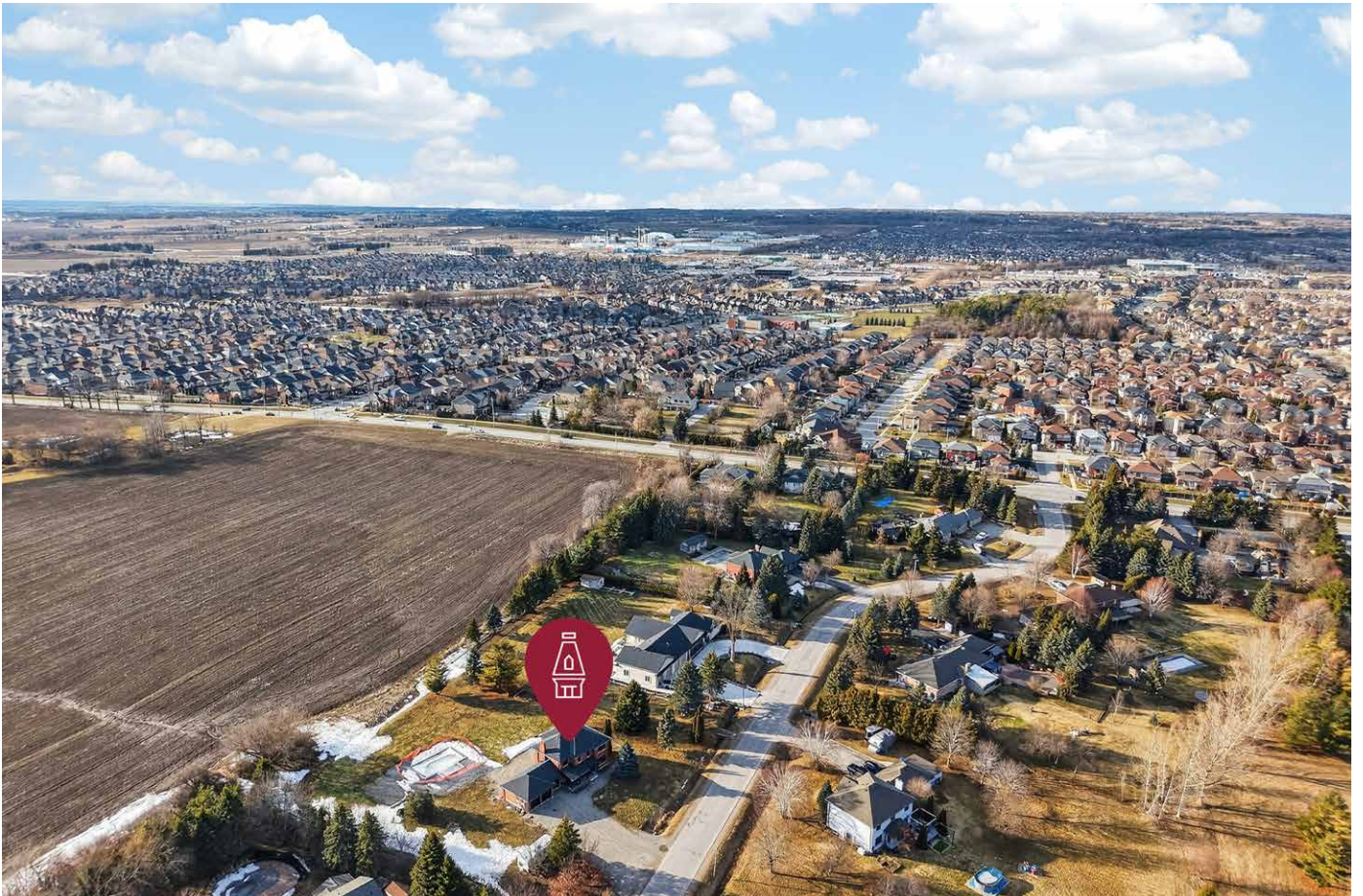












# WHY YOU'LL LOVE IT

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01

## Rare 1-Acre Lot

Enjoy the space and privacy of approximately 1.02 acres, offering a peaceful setting while still being close to town.

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02

## Quiet Cul-de-Sac Location

Situated in a desirable South Bradford cul-de-sac, ideal for a quieter lifestyle with minimal traffic.

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03

## Minutes to Amenities & Hwy 400

Convenient access to local amenities and the Hwy 400 / 5th Line interchange for easy commuting.

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04

## Countless Upgrades Throughout

Beautifully renovated with standout features including a modern quartz kitchen with large island, spa-inspired primary ensuite with heated floors, standalone tub and glass shower, plus a finished lower level offering additional living space.



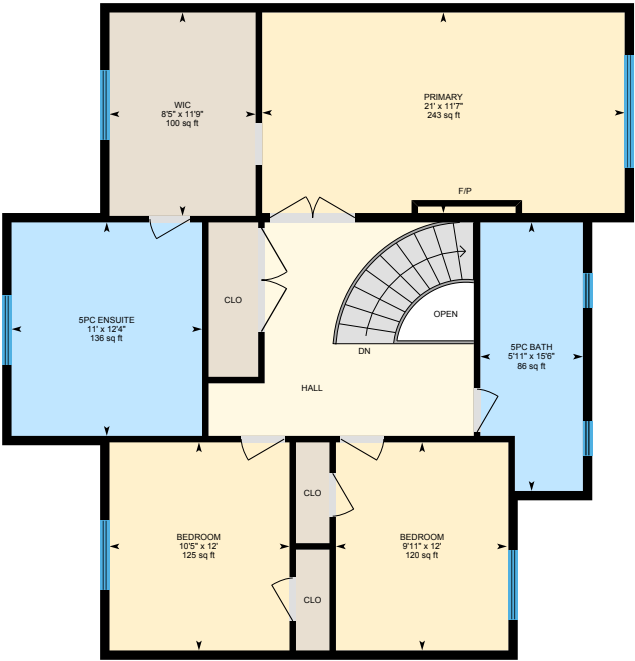
# Floor Plans



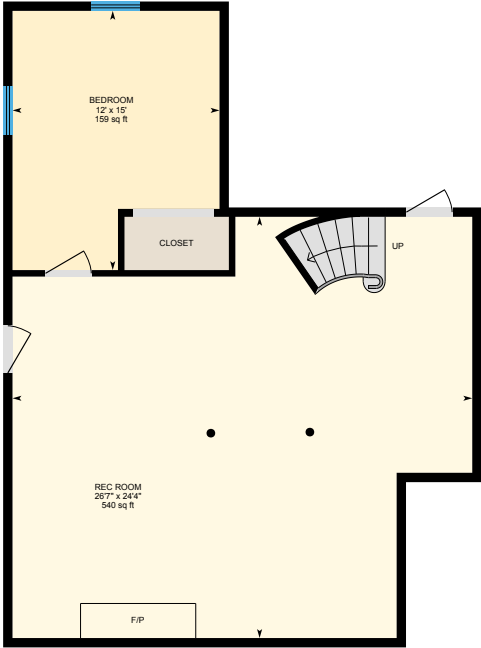
Total Exterior Area Above Grade: 2263.45 sq ft



Main Floor



2nd Floor



Basement

All room dimensions and floor areas must be considered approximate and are subject to independent verification.



A Growing Community  
with Space to Thrive

# Experience the Best of Bradford Living



[www.8Brownlee.ca](http://www.8Brownlee.ca)

Located just north of the Greater Toronto Area in Simcoe County, Bradford offers the perfect balance of small-town charm and growing urban convenience. Known for its welcoming atmosphere and strong sense of community, the town has become an appealing place for families, professionals, and commuters looking for more space while staying connected to the city.

Situated beside the fertile Holland Marsh agricultural region, often called Ontario's vegetable patch, Bradford has deep roots in farming and local food production. Residents enjoy access to parks, trails, and recreational facilities throughout town, along with community events that bring neighbours together year-round.

With convenient access to Highway 400 and GO Transit rail service to Toronto, Bradford offers an easy commute while maintaining a relaxed pace of life. Whether starting a family, building a career, or looking for a quieter place to call home, Bradford is a community where growth and connection go hand in hand.

# Bradford

## Local Area Report

Nestled in a prime Bradford neighbourhood, 8 Brownlee puts you near top-rated schools, scenic parks, convenient transit, and trusted healthcare.



### SCHOOLS

With good assigned public schools near this home, your kids can thrive in the neighbourhood.



#### Nearby Schools

##### Marshview PS

Designated Catchment School  
Grades PK to 8  
742 Simcoe Road

##### Bradford DHS

Designated Catchment School  
Grades 9 to 12  
70 Professor Day Dr

#### LookDeeper

##### ÉS Roméo Dallaire

Designated Catchment School  
Grades 7 to 12  
736 Essa Rd

##### É Élém La Source


Designated Catchment School  
Grades PK to 6  
70 Madeline Dr

### PARKS & REC

This home is located in park heaven, with 3 parks and 10 recreation facilities within a 20 minute walk from this address.



#### Bradford Highlands Golf Club

23 Brownlee Dr  



  
5 mins

#### Alan Kuzmich Memorial Park

143 West Park Ave.  


  
10 mins

#### Grand Central Parkette

Gwillimbury Dr  


  
9 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds	1 Splash Pad
3 Basketball Courts	1 Golf Course
1 Ball Diamond	1 Trail
1 Sports Field	

### TRANSIT

For convenient travel around the city, public transit is accessible from this home.

 **Nearest Rail Transit Stop**  
Bradford GO

### SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 11km.

 **Southlake Regional Health Centre**  
596 Davis Dr

 **Fire Station**  
75 Melbourne Drive

 **Police Station**  
81 Melbourne Drive

# WHO ARE WE?

As proud, long-time residents of York Region, the Toombs Team brings deep-rooted local insight and a genuine love for the community we call home. We know the neighbourhoods, the schools, the hidden gems, and the ever-changing market conditions—because we live here, too.

Our team is built on trust, service, and results. Backed by years of hands-on experience and a passion for helping people move forward, we provide a client-first approach that's both strategic and personal. From your first consultation to closing day and beyond, we ensure every step is smooth, informed, and aligned with your goals.

At the heart of everything we do is our Ultimate Service® Guarantee—our commitment to deliver not just promises, but real results you can count on. With a dedicated team of full-time professionals, we offer expert guidance, market intelligence, and negotiation strategies tailored to you.

Whether you're buying your first home, upgrading, downsizing, or investing, we're here to help you make confident moves with clarity and peace of mind.

Experience the Toombs Team difference—local expertise, personalized service, and a results-driven mindset that puts your goals first.



**TOOMBS  
TEAM**

REAL ESTATE GROUP



**KNOWN | LIKED | TRUSTED**



**TOOMBS  
TEAM**

REAL ESTATE GROUP



**COLDWELL BANKER**

**THE REAL ESTATE  
CENTRE, BROKERAGE**



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