

# 457 BRITANNIA AVENUE



DALINDA.COM

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Introducing this charming family home nestled in the heart of desirable Bradford West Gwillimbury. Situated in a family-friendly neighbourhood, this well-maintained backsplit offers an efficient layout filled with an abundance of natural light throughout its three spacious bedrooms.

Enjoy the convenience of being just minutes from schools, shopping, and transit, including the Bradford GO Station. Families will appreciate the close proximity to parks, featuring basketball courts, tennis courts, baseball diamonds, skating rinks, and a splash pad - perfect for everyday recreation and weekend fun.

Complete with a fully fenced backyard, this home offers comfort, functionality, and an ideal location for growing families.





## MAIN FLOOR

# WARM AND INVITING

This open-concept living room is filled with natural light from large windows and flows seamlessly into the kitchen and breakfast area — ideal for both everyday living and entertaining. The space is enhanced by beautiful laminate floors, adding warmth and timeless appeal.

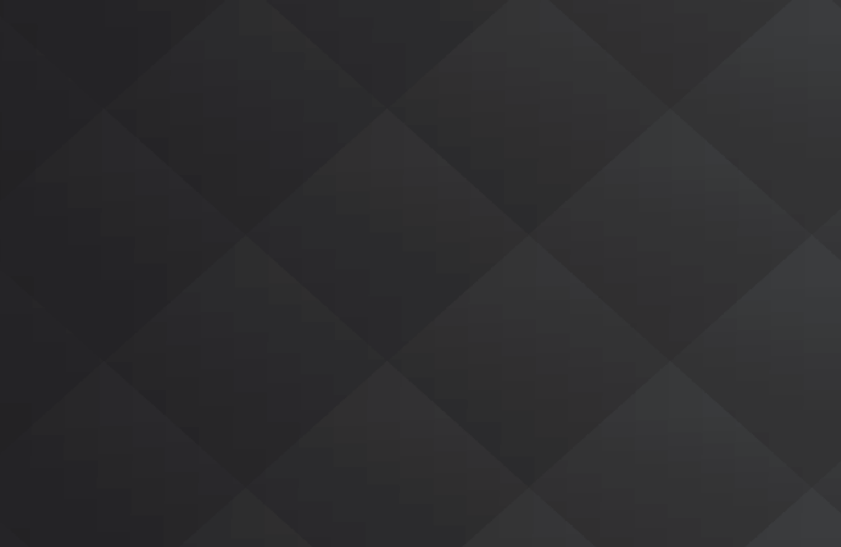




## BRIGHT AND FUNCTIONAL EAT IN KITCHEN

The updated kitchen showcases stainless steel appliances, granite countertops, and a stylish backsplash, complemented by a charming breakfast nook. Seamlessly connected to the lower-level family room, the space offers a walkout to the backyard patio and gardens — perfect for indoor/outdoor living and entertaining.

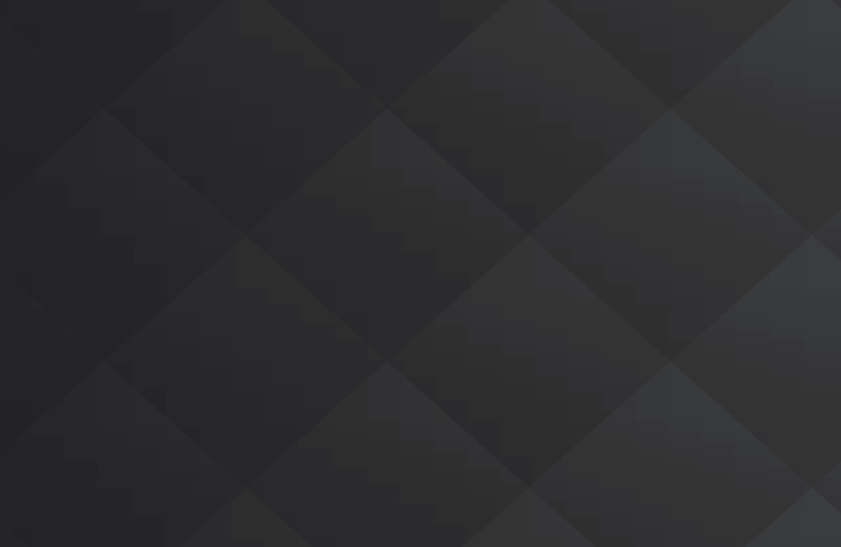




## MAIN FLOOR

Step into this inviting family room, complete with a warm gas fireplace and seamless walk-out access to a spacious backyard and patio—perfect for entertaining or relaxing outdoors. The space also includes a convenient 2-piece washroom, adding both comfort and functionality to this home's main living area.





## BEDROOMS

Three generously sized bedrooms feature large windows that fill each room with natural sunlight. The bedrooms share a well-appointed 4-piece washroom, creating a comfortable and relaxing space for the whole family.



SECOND FLOOR

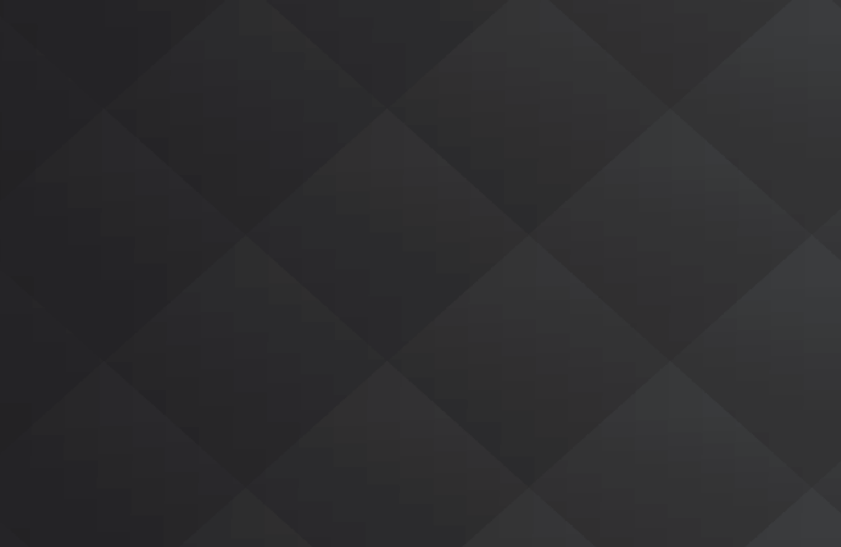


LOWER LEVEL

## FUNCTIONAL LAUNDRY & STORAGE

This practical laundry room offers direct access to the garage, ample storage space, and a standing area ideal for additional shelving. It also features a spacious crawl space, perfect for storing seasonal items and keeping your home organized.





BACKYARD

## SPACIOUS BACKYARD

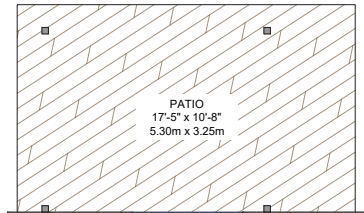
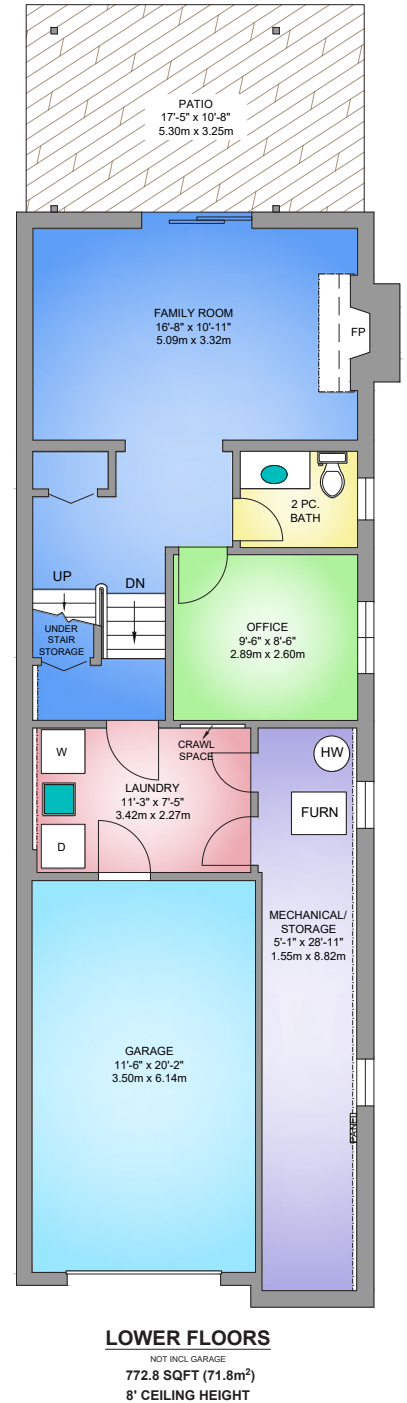
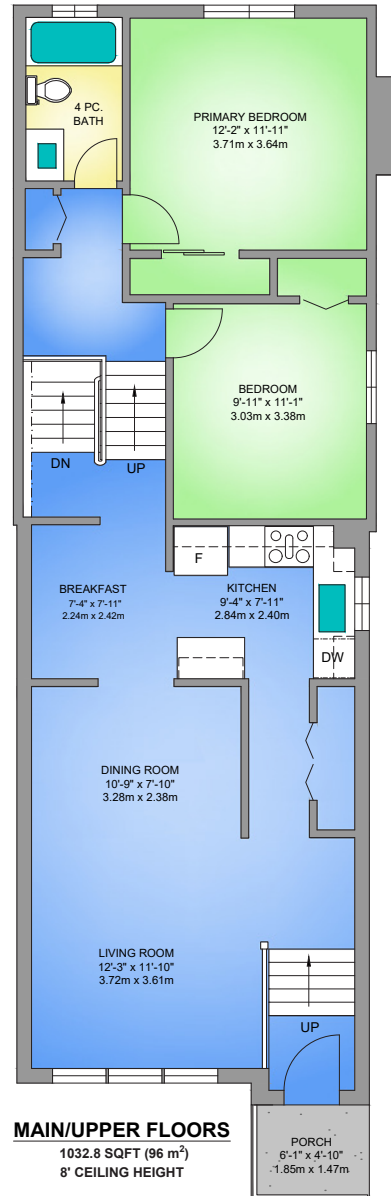
Enjoy a fully fenced backyard designed for family living, featuring a covered patio perfect for gatherings and a small vegetable garden for your green-thumbed moments. This outdoor space combines privacy, functionality, and charm for year-round enjoyment.



# SPECIAL FEATURES

- Electric Light Fixtures
- Existing Window Coverings
- Stainless Steel Frigidaire fridge
- Stainless Steel GE Gas 3 Shelf Stove (2022)
- Stainless Steel Dishwasher (2022)
- Stainless Steel Exhaust Fan (2025)
- Washer and Dryer
- Gas Fireplace
- AC (2024)
- Furnace (2023)
- 100 Amp Service
- Upgraded Front Door and Windows (2018)
- Hedge and Perennial Garden
- Granite Counters + Backsplash in Kitchen and Bathrooms
- Upgraded Main Plumbing Shutoff
- LED Soffit Lighting (2025)
- Backyard Gazebo
- Nest Thermostat
- Home Inspection Report Available
- Lot Size: 35.45 x 110.46
- Taxes: \$4,017.48 (2025)

457 BRITANNIA AVE, BRADFORD			
FEBRUARY 20, 2026			
PREPARED FOR THE EXCLUSIVE USE OF ALEXA KOSTUK			
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
TOTAL	TOTAL LIVEABLE AREA 1805.6 SQFT (167.8 m <sup>2</sup> )		
	TOTAL ABOVE GRADE 1500 SQFT (139.4 m <sup>2</sup> )		
	MAIN/UPPER	LOWER	GARAGE
SQFT	1032.8	467.2/305.6	255.7
m <sup>2</sup>	96.0	43.4/28.4	23.8





## DAIVA DALINDA

Broker

Royal LePage Real Estate  
Services Ltd. Brokerage

Direct: 416.919.1738  
Office: 416.236.1871  
ddalinda@dalinda.net  
Dalinda.com



DALINDA.COM



Royal LePage Real Estate Services Ltd.  
Brokerage



## ALEXA KOSTUK

Realtor®

Royal LePage Real Estate  
Services Ltd. Brokerage

Direct: 647.893.1206  
Office: 416.236.1871  
akostuk@dalindateam.net  
Dalinda.com

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