# \$3,300,000 - 183 Main Street S, Brant (paris)

MLS® #X9391533

## \$3,300,000

3 Bedroom, 2.00 Bathroom, Vacant Land on 0.00 Acres

Paris, Brant (paris), Ontario

Subdivision Draft Plan For Future Surrounding Land Development Site, Attention Investors Purchase This 7.4 Acres Of Potential Development Land Today. Welcome To 183 Main St South In The Rapidly Expanding County Of Brant. This Property Boasts A Wonderfully Kept 3 Bed, 2 Full Bath Home Situated In A Prime Location On The Main Street Leading Out Of St George, Dubbed "Canada's Friendliest Little Town". There Are Many Opportunities For Development Here, As The City Continues Their Preparations To Accommodate Construction Phases From Builders Such As Losani And Empire. Be A Part Of This Action! Features Of The Home Include A Bright And Beautiful Updated Kitchen (2018) With Quartz Counters, Black Stainless Steel Appliances And Oversized Island. Led Lighting And Hardwood Floors Throughout The Home, Metal Roof (2012), Upgraded Hvac System Featuring An Ultra Violet Air Purifier And So Much More. \*\*EXTRAS\*\* Basement Room #6: L Shape: 15'6" x 8' + 5'7" x 6'8" (id:6289)

#### **Essential Information**

Listing # X9391533 Price \$3,300,000

Bedrooms 3 **Bathrooms** 2.00 0.00 Acres









permit the development of a

dwellings (465-572 units) as well as 79-100 units within a mixed use block. The subdivision will also

development. The amendment proposes to rezone the lands form Agricultura (A) Zone, Agricultural development. The amendment proposes to rezone the lands form Agricultural (A) Zone, Agricultural Horitage (HA-R2), Natural Heritage (NH) Zone and Engloyment 2 Tone with Special Provision (Ma-1); to: Residential Singles Zone with Special Exception (R3 \_\_), Residential Multiple Medium Density with Special Exceptions (RM3\_\_), Residential Multiple High Density with Special Exceptions (RM3\_\_).

Recreation Facilities (OS2) Zone, and Natural Heritage (NH) Zone in the County of Brant Zoning By-law No. 110-01

Type Vacant Land

# **Community Information**

Address 183 Main Street S

Subdivision Paris

City Brant (paris)

Province Ontario
Postal Code N0E1N0

#### **Amenities**

Amenities Schools

Utilities Cable, Electricity
Features Wooded area

Parking Spaces 8

#### Interior

Appliances Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator

Heating Natural gas Forced air Cooling Central air conditioning

Fireplace Yes
Has Basement Yes

Basement Separate entrance

#### **Exterior**

Exterior Brick, Steel

Lot Description 303.1 x 1665.5 FT; See Schedule C|5 - 9.99 acres

## **Listing Details**

Listing Office RE/MAX ESCARPMENT REALTY INC.





The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 1st, 2025 at 6:48pm EDT