

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

MLS® #X9391542

**\$3,300,000**

0 Bedroom, 0.00 Bathroom, 7 sqft  
Vacant Land on 7.40 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 Ultraviolet Air Purifier And So Much More. (id:6289)



**Explanatory Note**

The subject property is known as Part Lots 7 & 8, Concession 2, former geographic Township of South Dumfries, in the County of Brant.

The subject property is approximately 118.9 hectares and is located in the village of St. George, in Brant County. The lands are bounded by Highway 5 to the north, West Street and Main Street South to the east, German School Road to the south and additional farmland to the west, as shown in the key map.

Losan Homes (1998) Ltd., submitted a Draft Plan of Subdivision application and a Zoning By-law Amendment application to permit the development of a subdivision with low density residential dwellings (748-1028 units), townhouse dwellings and multiple dwellings (465-572 units) as well as 79-100 units within a mixed use block. The subdivision will also contain mixed use blocks, a school block, park blocks and stormwater management blocks.

The Zoning By-law Amendment application proposes to rezone the lands from Agriculture (A) Zone, Agricultural Zone with Special Provision (A-13), Agricultural Holding Zone and Residential Singles & Semis Zone (HA-R2), Natural Heritage (NH) Zone and Employment Zone with Special Provision (M2-1); to: Residential Singles Zone with Special Exception (R1-), Residential Multiple Medium Density with Special Exceptions (RM2/-), Residential Multiple High Density with Special Exception (RM3-), Recreation Facilities (OS2) Zone, and Natural Heritage (NH) Zone in the County of Brant Zoning By-law No. 110-01.

## Essential Information

|                       |                    |
|-----------------------|--------------------|
| <b>Listing #</b>      | <b>X9391542</b>    |
| <b>Price</b>          | <b>\$3,300,000</b> |
| <b>Bathrooms</b>      | <b>0.00</b>        |
| <b>Square Footage</b> | <b>7</b>           |
| <b>Acres</b>          | <b>7.40</b>        |
| <b>Type</b>           | <b>Vacant Land</b> |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 183 Main Street S |
| Subdivision | Paris             |
| City        | Brant (paris)     |
| Province    | Ontario           |
| Postal Code | N0E1N0            |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 8 |
|----------------|---|

## Interior

|            |                           |
|------------|---------------------------|
| Appliances | Dishwasher, Dryer, Washer |
| Heating    | Natural gas Forced air    |
| Cooling    | Fully air conditioned     |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ESCARPMENT REALTY INC. |
|----------------|-------------------------------|



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Listing information last updated on November 2nd, 2025 at 4:01am EST