

Welcome to 22 Royal Court, Bradford



Heather Newman
Sales Representative



**Darryl and
Mara Cole**
Sales Representatives

22 Royal Court, Bradford

ColeNewmanTeam.com

(905)853-5550 cell: (905)717-2188



22 Royal Court, Bradford

ColeNewmanTeam.com

(905)853-5550 cell: (905)717-2188



22 Royal Court, Bradford

ColeNewmanTeam.com

(905)853-5550 cell: (905)717-2188



22 Royal Court, Bradford

ColeNewmanTeam.com

(905)853-5550 cell: (905)717-2188





22 Royal Court, Bradford

ColeNewmanTeam.com

(905)853-5550 cell: (905)717-2188



22 Royal Court, Bradford

ColeNewmanTeam.com

(905)853-5550 cell: (905)717-2188

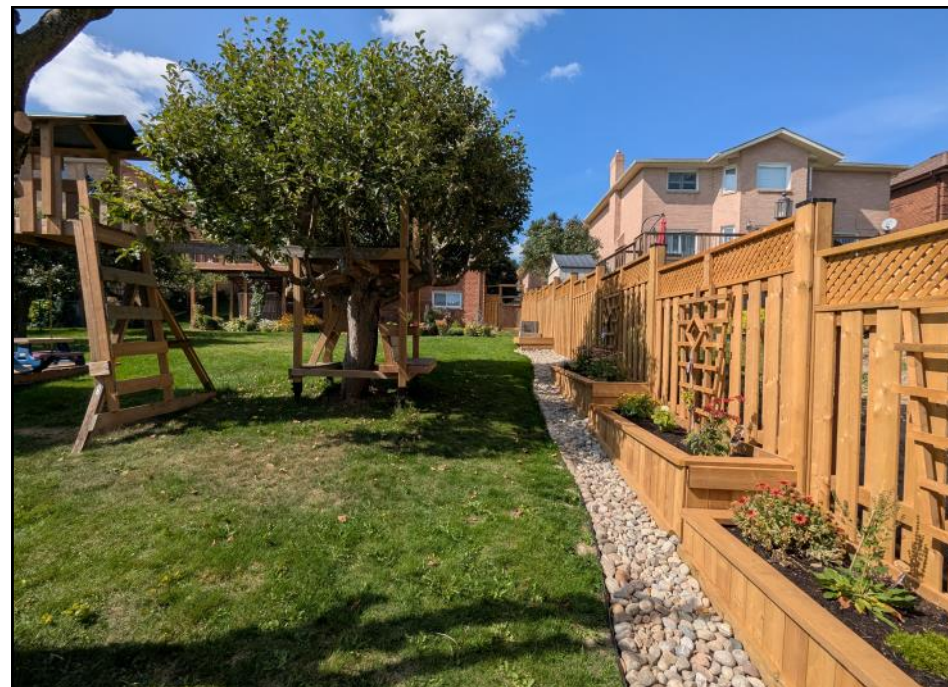




22 Royal Court, Bradford

ColeNewmanTeam.com

(905)853-5550 cell: (905)717-2188



22 Royal Court, Bradford

ColeNewmanTeam.com

(905)853-5550 cell: (905)717-2188

Lovely 4 Bedroom All-brick Home in Bradford with a View!

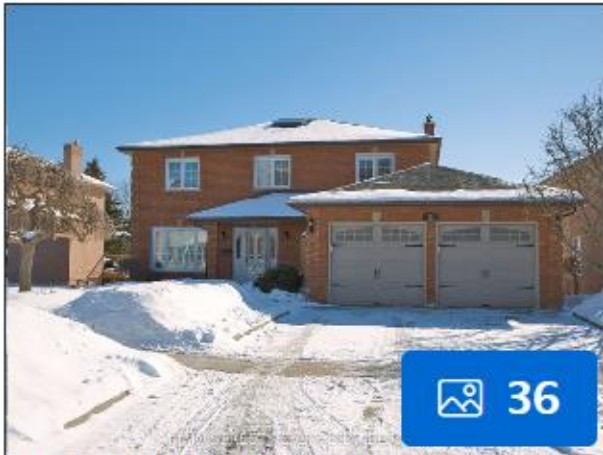
- Gorgeous panoramic view of Bradford!
- Quiet Cul-de-sac!
- Walking distance to parks, schools and shopping!
- Quick access to GO station and Highway 400
- Finished walk-out basement! *In-law potential!*
- Large deck great for entertaining and great views of the countryside. (Re-built in 2020)
- Fully fenced yard. Huge 59x166ft lot!
- New side deck in 2025.
- Greenhouse and Garden shed are on concrete foundations and have power outlets.
- New flooring (2026) throughout the main floor, bedrooms and part of the basement.
- Freshly painted throughout
- Central air conditioning
- Main floor family room has a cozy wood-burning fireplace
- Basement Den has a wood stove.
- Roof– re-shingled in 2024
- New wood fence and planter boxes in 2025
- Fully insulated garage– new insulated doors and openers in 2019
- Huge storage room in basement (over 350 sqft)!

Includes:

- All electric light fixtures
- All window coverings
- 2-S/S Fridges
- 2-S/S Stoves
- S/S Range hood
- B/I Stainless Steel Bosch Dishwasher (2025)
- Dryer
- Central Air-conditioning
- Garage Door openers and remotes
- Garden Sheds
- Greenhouse
- Custom Playground Set

Possession Date: 30-60 days/TBA

Property Taxes (2025): \$7,298



22 Royal Crt
Bradford West Gwillimbury Ontario L3Z 2P4
 Bradford West Gwillimbury Bradford Simcoe
SPIS: N **Taxes: \$7,298/2025**

List: \$1,225,000
For: Sale

Detached
Link: N
2-Storey

Front On: S

Rms: 8 + 4
Bedrooms: 4
Washrooms: 4
 1x3xMain, 1x4x2nd,
 1x5x2nd, 1x3xBsmt

Lot: 59.06 x 166 Feet Irreg:
Dir/Cross St: Melbourne Dr./Royal Crt
Directions: Melbourne Dr. to Royal Court

MLS#: N12790744 **PIN#: 580150101**

Possession Remarks: Immediate

Legal: PCL 36-1 SEC 51MZ85: Lt 36 PL 51MZ85 Bradford WGW



Kitchens: 1 + 1
Fam Rm: Y
Basement: Finished with Walk-Out
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1988
Yr Built: MPAC
Source:
Apx Sqft: 2000-2500
Lot Size: MPAC
Source:
Roof: Asphalt Shingle
Foundation: Concrete, Poured Concrete
Assessment: 2025
POTL:
POTL Mo Fee:
Elevator/Lift: N
Laundry Lev: Lower
Phys Hdcap-Eqp:

Exterior: Brick
Gar/Gar Spcs: Attached / 2
Park/Drive:
Drive: Private Double
Drive Park: 2
Spcs:
Tot Prk Spcs: 4
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Rec Centre, School
Exterior Feat: Deck
Interior Feat: Auto Garage Door Remote, In-Law Capability, Water Heater

Zoning:
Cable TV: A
Hydro: Y
Gas: Y
Phone: A
Water: Municipal
Water Supply Type:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement: N
Under: Hot Water Tank-Gas
Contract:
HST: Included In
Applicable to
Sale Price:
Oth Struct:
 Garden Shed, Greenhouse
Survey Type: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.32	x 12.04	Large Window	Combined W/Dining	
2	Dining	Main	12.37	x 12.04	Large Window	Combined W/Living	O/Looks Backyard
3	Family	Main	20.67	x 11.02	W/O To Deck	Pass Through	Fireplace
4	Kitchen	Main	15.09	x 12.07	Stainless Steel Appl	W/O To Deck	Breakfast Area
5	Prim Bdrm	2nd	20.01	x 14.76	5 Pc Ensuite	W/I Closet	South View
6	2nd Br	2nd	12.01	x 11.15	Broadloom	South View	Large Window
7	3rd Br	2nd	12.53	x 10.96	Broadloom	Large Window	Closet Organizers
8	4th Br	2nd	12.01	x 10.76	Vinyl Floor	Large Window	Closet Organizers
9	Kitchen	Lower	16.27	x 11.15	Stainless Steel Appl	Above Grade Window	Eat-In Kitchen
10	Living	Lower	13.71	x 12.73	Vinyl Floor	W/O To Yard	
11	Den	Lower	18.21	x 10.17	Above Grade Window	Wood Stove	Broadloom
12	Rec	Lower	23.62	x 11.25	Broadloom		
13	Workshop	Lower	19.03	x 19.03			
14	Laundry	Lower	8.07	x 6.82	Tile Floor		

Client Remks: Welcome to 22 Royal Court! Gorgeous panoramic view of Bradford! Beautiful all brick 4 bedroom home on a quiet cul-de-sac with a finished walk-out basement! In-law potential! Finished basement includes a 3 -pce bathroom and a spacious kitchen with stainless-steel appliances. Large 59x166 ft lot! Sunny southern exposure! Superb view!! Large deck is great for entertaining! Roof resingled in July 2024. Bosch S/S dishwasher new in 2025. Most flooring updated in 2026. Backyard garden shed and greenhouse are on concrete bases. A gardener's delight! Insulated garage doors and garage door openers installed in 2019. Main floor deck rebuilt in 2020. Side deck new in 2025. East side fence and planter boxes new in 2025. Excellent location walking distance to public and Catholic high schools and elementary schools. Walking distance to shops, parks and Bradford Library and Leisure Centre! Good access to Hwy 400. A superb family home in a great location!

Inclusions: S/S Fridge(main floor-2020), S/S Fridge(basement-2019) , S/S Stove(main floor-2021), S/S Stove(basement-2019), Bosch S/S dishwasher(2025), Dryer, S/S rangehood(main floor), garage door openers, greenhouse, aluminum shed, wooden garden shed, playground.

Listing Contracted With: MAIN STREET REALTY LTD. Ph: 905-853-5550