



NEIGHBOURHOOD GUIDE

Bradford West End, Bradford

Simcoe County | August 2026 edition

The west end holds most of Bradford's newer subdivision growth, with contemporary floorplans and family-oriented street design.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

(647) 556-0121 | kaitlynn.martins@martinsrealtygroup.ca



AT A GLANCE

About Bradford West End

The west end holds most of Bradford's newer subdivision growth, with contemporary floorplans and family-oriented street design.

KNOWN FOR

Landmarks across Bradford

- Holland Marsh - Ontario's market-garden belt wrapping the town's south edge.
- Bradford GO Station - Barrie-line rail service that drives commuter demand.
- Scanlon Creek Conservation Area - Trails, forest and a reservoir just north of town.
- Bradford Community Centre - Arena, library and the town's programming hub.
- Highway 400 & Bradford Bypass corridor - The infrastructure story behind Bradford's growth.

LIFESTYLE

Everyday life in Bradford West End

HOUSING

Newer detached homes and freehold townhomes, generally built within the last two decades.

SCHOOLS

Newer elementary schools serve the growing subdivisions.

PARKS & RECREATION

Neighbourhood parks, splash pads and trail connections.

TRANSIT & COMMUTING

Short drive to Bradford GO; primarily car-oriented.

SHOPPING & AMENITIES

Holland Street West plazas and grocery.

THE UPSIDE

What buyers like about Bradford West End



- Newer housing stock
- Family-oriented street design
- Value per square foot

WEIGH CAREFULLY

What to know before you commit

- Ongoing construction in some phases
- Similar housing styles - presentation matters on resale

ASK FOR THE CURRENT MONTH

How the Bradford market is behaving

Board figures for Bradford are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in Bradford West End

If you're buying

Most Bradford buyers are trading commute time for space. Kaitlynn helps you compare builder communities against resale options, and checks lot orientation, finishes and upgrade allowances before you commit on a new build.

If you're selling

Bradford sellers frequently compete with builder inventory. Kaitlynn positions resale homes on the things new builds cannot offer immediately - finished basements, landscaping, window coverings, appliances and an established street - and prices from same-subdivision comparables.

COMMON QUESTIONS

Bradford West End questions answered

Should I buy new or resale in Bradford?

Resale often includes finished basements and landscaping that a new build will not. Kaitlynn will price out both paths for you.



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NEXT STEP

Get your free home valuation

Every street in Bradford West End trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

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Email: kaitlynn.martins@martinsrealtygroup.ca

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