

Listing Information Sheet

H4046674	22 Spring Creek Drive #24, Hamilton	\$609,900
ACTIVE		Sale

Listing Information



Type:	Townhouse	DOM:	3
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Waterdown (46)	Rooms:	6
Neighbhd:	Waterdown East (461)	Bedrooms:	3 (3 + 0)
Cross Street:	Dundas	Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	0-5 Years /	3 pc Baths:	1
Zoning:		4 pc Baths:	1
		5+ pc Baths:	0
Fronting On:	North	Sq Ft / Src:	1,390 / Builder floor plan(s)
Lot Front/Depth:	23.00 Feet / 83.33 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	PART BLOCK 195 PLAN 62M1231 PARTS 24 & 143 62R20504 T/W AN UNDIVIDED COMMON INTEREST IN WENTWORTH COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 556 (SEE SUPPLEMENT)		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	11'4" x 17'	3.45 x 5.18	
Dining Room	M	10'10" x 8'	3.3 x 2.44	
Kitchen	M	10'10" x 9'	3.3 x 2.74	
Bathroom	M			2-Piece
Bathroom	2			4-Piece
Bathroom	2			3-Piece
Master Bedroom	2	12' x 15'	3.66 x 4.57	
Bedroom	2	9'8" x 11'9"	2.95 x 3.58	
Bedroom	2	9' x 12'	2.74 x 3.66	
Storage Room	B			
Laundry Room	B			

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Other (see Remarks)
Exterior Finish:	Brick, Vinyl Siding	Fireplace:		Waterfront:	
Roof Type/Shingles rplcd:	Asphalt Shingle / 2017	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	No
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Front Yard, Private Single Wide(1)	UFFI:	No	Retirement Com:	No
Garage (spaces):	Attached[1]	Energy Cert Lvl:		Recreational Use:	No
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Builder's show home you ask? Not quite, but it should have been. I'll bet Mattamy wishes they could go back in time and use this stunning unit. Everywhere you turn something awesome. Turn left, white quartz, turn right, Oak stairs! This gorgeous 3 bed, 2.5 bath freehold townhome, at just over a year old, has all the kinks worked out. The AC is in, the grass and driveway are done and the noise and dust have moved on. The main floor entry features a large closet, access to the garage and powder room and views into the open living room. A large bright living room sides onto a dream eat-in kitchen. Tons of light, high end SS appliances, subway tiles, a large grey island all wrapped in a stunning white kitchen. Just beyond the kitchen sits the dining area and access to the backyard through the sliding doors. Up the beautiful Oak stairs you'll find a large second floor. 2 bedrooms and a 4 piece bath are great, but they have nothing on the Master. It features a walk-in closet, master bath with upgraded shower and all the space and style you can handle. Little extras throughout the house including stylish doors, black light fixtures, garage door opener, nest thermostat, window coverings, quartz counters, grey and white tones and an upgraded staircase round out this sexy beast. Perfect location, tucked away off the main road and just minutes from Burlington, the highway, GO Station and charming downtown Waterdown. Is this Waterdown's coolest townhome, probably, come see for yourself!

Financial / Additional Listing Information

Commence Date:	02/21/2019	Taxes/Year:	4,137.00/2018	Possession:	Other (see Remarks)
Selling Date:		Assessment:	446,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS:	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Add Mthly Fees:	78		
Included in Fees:					
Virtual Tour 1:	: https://www.propertyvision.ca/24-22springcreek				
Virtual Tour 2:	: https://www.propertyvision.ca/24-22springcreek				
Schools:					
Area Features:					
Feat/Amenities:					
Inclusions:	Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Lights, Window coverings, Garage door opener and remotes.				
Exclusions:	None				

Listing Brokerage: [Royal LePage Burloak Real Estate Services, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
 Phone: (905) 637-1700 Email: lee.budongsan@gmail.com

H4046559
ACTIVE

132 Binhaven Boulevard, Binbrook

\$649,900
Sale

Listing Information



Type:	Detached	DOM:	4
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Glanbrook (53)	Rooms:	7
Neighbhd:	Binbrook Municipal (532)	Bedrooms:	3 (3 + 0)
Cross Street:	Yager Drive	Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	0-5 Years / 2014	3 pc Baths:	0
Zoning:		4 pc Baths:	2
Fronting On:	West	5+ pc Baths:	0
Lot Front/Depth:	36.09 Feet / 91.86 Feet	Sq Ft / Src:	2,105 / Public Records
Acres/Range:	less than .50	Lot Shape:	Rectangular
		Lot Irregs:	

Legal Desc

LOT 13 PLAN 62M1194 S/T AN EASEMENT IN GROSS AS IN WE915453 T/W AN EASEMENT OVER PT LT 14 62M1194 BEING PT 14 ON 62R19685 AS IN WE 941142 S/T AN EASEMENT OVER PT 13 ON 62R19685 IN FAVOUR OF LT 14 62M1194 AS IN WE 941142 S/T AN EASEMENT FOR ENTRY AS IN *

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	15'0" x 13'7"	4.57 x 4.14	
Dining Room	M	15'0" x 11'6"	4.57 x 3.51	
Eat in Kitchen	M	18'7" x 13'1"	5.66 x 3.99	
Bathroom	M			2-Piece
Master Bedroom	2	18'6" x 13'3"	5.64 x 4.04	
Ensuite	2			4-Piece
Bedroom	2	12'1" x 11'9"	3.68 x 3.58	
Bedroom	2	16'9" x 11'0"	5.11 x 3.35	
Bathroom	2			4-Piece
Den	2	0' x 0'	0 x 0	
Storage Room	B			
Utility	B			
Laundry Room	B			

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay
Exterior Finish:	Brick	Fireplace:		Waterfront:	None
Roof Type/ Shingles rplcd:	Asphalt Shingle / (Full)	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Unfinished	Water Meter:		Visitable:	
Basement Devel:	Private Double Wide(2)	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Attached, Inside Entry[2]	UFFI:	No	Retirement Com:	
Garage (spaces):		Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Fantastic family home located on a premium lot right across from parkland. This very spacious open concept floor plan offers a large eat-in kitchen, dinette area overlooking the great room. Upstairs are 3 large bedrooms, the master with a large walk-in closet, a den, 4-piece bath & upgraded ensuite bath with a relaxing soaker tub & gorgeous glass shower. Unspoiled lower level with a roughed in bathroom offers loads of potential living space. Additional features & upgrades include 5 modern appliances, California shutters, plywood sub floors, oak stairs, fenced yard, black out blinds in bedrooms, garage door opener & alarm system. Great home in a great location

Financial / Additional Listing Information

Commence Date:	02/20/2019	Taxes/Year:	4,317.00/2018	Possession:	Flexible
Selling Date:		Assessment:	453,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	Available		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:	Library, Park, Rec./Commun.Centre, Schools				
Feat/Amenities:					
Inclusions:	FRIDGE, GAS STOVE, DISHWASHER, DRYER, WASHER, CALIFORNIA SHUTTERS, BLACKOUT BLINDS IN BEDROOMS, GARDEN SHED				
Exclusions:					

Listing Brokerage: [Re/Max Escarpment Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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H4046563
ACTIVE

244 Penny Lane, Hamilton

\$664,900
Sale

Listing Information



Type:	Detached	DOM:	4
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Stoney Creek (50)	Rooms:	8
Neighbrhd:	Heritage Green (500)	Bedrooms:	4 (4 + 0)
Cross Street:	Trafalgar Dr	Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years / 2012	3 pc Baths:	0
Zoning:		4 pc Baths:	2
		5+ pc Baths:	0
Fronting On:	East	Sq Ft / Src:	2,121 / Builder floor plan(s)
Lot Front/Depth:	35.99 Feet / 100.00 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	LOT 34, PLAN 62M1172 SUBJECT TO AN EASEMENT IN GROSS AS IN AS IN INE817548 SUBJECT TO AN EASEMENT OVER PART 22 ON 62R19264		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M			
Dining Room	M	16' x 9' x 9'	4.88 x 2.74 x 2.74	
Great Room	M	16'2" x 13'8" x 9'	4.93 x 4.17 x 2.74	
Kitchen	M	12'2" x 8'8" x 9'	3.71 x 2.64 x 2.74	
Bathroom	M			2-Piece
Master Bedroom	2	16'1" x 14'8"	4.9 x 4.47	
Bedroom	2	12'4" x 10'2"	3.76 x 3.1	
Bedroom	2	12'4" x 10'	3.76 x 3.05	
Bedroom	2	18'3" x 12'5"	5.66 x 3.78	
Den	2	9'6" x 6'	2.9 x 1.83	
Ensuite	2			4-Piece
Bathroom	2			4-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stucco (Plaster)	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Rolled / 2012	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Double Wide(2)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Come take a look at this detached 2-Storey home located in a desirable community on the Hamilton Mountain. Walking distance to great schools, easy access to major highways, abundance of amenities, library with a rec. center...this location has it all! This home also is located on a quiet street, with hardly any traffic. Convenient location for people making a commute to work with easy access to highways, and coming home to a quiet neighbourhood. Do not miss out on this opportunity.

Financial / Additional Listing Information

Commence Date:	02/20/2019	Taxes/Year:	4,976.84/2018	Possession:	Immediate
Selling Date:		Assessment:	428,000/2018	Possession Date:	
Ownership Type:		HST Applicable:	Included	SPIS:	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:	St. Marks Saltfleet & Bishop Ryan				
Area Features:	Golf, Greenbelt/Conservation, Hospital, Library, Park, Public Transit, Quiet Area, Rec./Commun.Centre, Schools				
Feat/Amenities:					
Inclusions:	SS Fridge, SS Stove, SS Dishwasher, SS Range, Washer, Dryer, Gas Fire Place, All Light Fixtures, All Window Shutters				
Exclusions:					

Listing Brokerage: [Re/Max Escarpment Golfi Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
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H4046655
ACTIVE

64 Downing Street, Binbrook

\$689,900
Sale



Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Listing Information

Type:	Detached	DOM:	3
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Glanbrook (53)	Rooms:	6
Neighbourhood:	Binbrook Municipal (532)	Bedrooms:	3 (3 + 0)
Cross Street:	Great Oak Trail	Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years /	3 pc Baths:	0
Zoning:	RES	4 pc Baths:	1
		5+ pc Baths:	1
Fronting On:	South	Sq Ft / Src:	1,892 /
Lot Front/Depth:	36.98 Feet / 134.94 Feet	Lot Shape:	Public Records
Acres/Range:	less than .50	Lot Irregs:	Rectangular
Legal Desc:	LOT 15 PLAN 62M1046, S/T EASEMENT INCROSS OVER LOT 15 ON 62M1046 AS IN WE356244 CITY OF HAMILTON		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M			
Living Room	M	17'10" x 11'7"	5.44 x 3.53	
Dining Room	M	11'9" x 10'0"	3.58 x 3.05	
Eat in Kitchen	M	17'0" x 10'0"	5.18 x 3.05	
Bathroom	M			2-Piece
Master Bedroom	2	16'0" x 13'0"	4.88 x 3.96	
Ensuite	2			5+ Piece
Bedroom	2	11'10" x 10'3"	3.61 x 3.12	
Bedroom	2	12'0" x 10'5"	3.66 x 3.17	
Loft	2	12'0" x 8'5"	3.66 x 2.57	
Bathroom	2			4-Piece
Laundry Room	2			
Family Room	B	29'2" x 16'5"	8.89 x 5	
Den	B			
Utility	B			

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay
Exterior Finish:	Brick, Vinyl Siding	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	Inground
Basement:	(Full)	Water Meter:	Yes	Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Front Yard(2)	UFFI:		Retirement Com:	
Garage (spaces):	Attached, Inside Entry[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:	Shed	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Incredible 135ft deep lot, one of the largest in the neighbourhood! Located on one of Binbrook's most desired streets. Deep yard, with in-ground pool, pool house and over sized covered deck for entertaining! Open concept main floor with extended ceiling height. Barn board feature wall, sunken living room with large windows overlooking the yard. Large separate dining room off the kitchen. Adorable 2pc main floor bath. Eat in kitchen, with two breakfast bars, stainless steel appliances and French doors to back deck. Upstairs offers a loft ideal for an office space, with newly installed floor to ceiling built in closet. Two bright bedrooms, Updated 4 piece bath, w/granite vanity. Amazing private master bedroom, with walk in closet and barn board feature wall. Newly updated spa-like master ensuite with double vanity and large soaker tub/shower! Fully finished basement, with den could be used as 4th bedroom. Huge cozy family room, as well as two more areas to use as play space or home gym. Storage room with built in shelving. Double wide drive, new asphalt & concrete, two car garage, with auto garage door opener. Inside entry to house through garage to mud room. Very few homes with lots like this in Binbrook!!

Financial / Additional Listing Information

Commence Date:	02/21/2019	Taxes/Year:	4,259.59/2018	Possession:	Flexible
Selling Date:		Assessment:	448,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Add Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	https://www.amazon.ca/clouddrive/share/uhEq8lhUJ39S7EE7oK8vSqibIZDW5SFPNfdxSYPdXKk/folder/DpbjIAw_RaSJ2UWUwZ8WYQ/IA9XudCcSjGhXHzULLplvw?encoding=UTF8&*Version*=1&*entries*=0&mgh=1&sort=sortKind&sortOrder=desc				
Virtual Tour 2:					
Schools:					
Area Features:	Park, Schools				
Feat/Amenities:					
Inclusions:	Fridge, Stove, Dishwasher, Pool Equipment, Auto Garage Door Opener, Fridge in Garage, Built In Microwave				
Exclusions:	Trampoline, Light Fixture in Pink/Grey Bedroom				

Listing Brokerage: **Judy Marsales Real Estate Ltd., Brokerage**

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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H4046712
ACTIVE

255 Nashville Circle, Hamilton

\$699,900
Sale



Listing Information

Type:	Detached	DOM:	2
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Hamilton East (28)	Rooms:	7
Neighbhd:	Gershome (283)	Bedrooms:	4 (4 + 0)
Cross Street:	Vidal St	Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	0-5 Years / 2017	3 pc Baths:	0
Zoning:	C	4 pc Baths:	1
		5+ pc Baths:	1
Fronting On:	South	Sq Ft / Src:	2,179 / Builder floor plan(s)
Lot Front/Depth:	39.04 Feet / 98.00 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	

Legal Desc

LOT 56, PLAN 62M1225 SUBJECT TO AN EASEMENT IN GROSS AS IN WE1095675 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2026/02/12 AS IN WE1100560 SUBJECT TO AN EASEMENT FOR ENTRY AS IN WE1216126 CITY OF HAMILTON

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M		2.74	
Dining Room	M	11' x 15'2" x 9'	3.35 x 4.62 x 2.74	
Family Room	M	16' x 13' x 9'	4.88 x 3.96 x 2.74	Fireplace
Eat in Kitchen	M	15' x 12' x 9'	4.57 x 3.66 x 2.74	
Bathroom	M			2-Piece
Laundry Room	M			
Master Bedroom	2	16' x 12' x 8'	4.88 x 3.66 x 2.44	
Bedroom	2	13' x 13' x 8'	3.96 x 3.96 x 2.44	
Bedroom	2	12'6" x 10' x 8'	3.81 x 3.05 x 2.44	
Bedroom	2	12'2" x 10' x 8'	3.71 x 3.05 x 2.44	
Bathroom	2			4-Piece
Ensuite	2			5+ Piece
Storage Room	B			
Other (see Remarks)	B			

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay
Exterior Finish:	Brick, Stone, Stucco (Plaster)	Fireplace:	Natural Gas	Waterfront:	None
Roof Type/ Shingles rplcd:	Asphalt Shingle / (Full)	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Unfinished	Water Meter:	Yes	Visitable:	No
Basement Devel:	Private Double Wide(2)	Sewer:	Sewer	Elevator/ Escalator:	No
Parking (spaces):	Attached, Inside Entry[2]	UFFI:	No	Retirement Com:	No
Garage (spaces):		Energy Cert Lvl:		Recreational Use:	No
Other Structures:		Amps/Volts:	100 /		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater, Water Meter				

Public Remarks

Built by Zeina Homes "Rose Park" model approx 2179 sqft, 4 beds 2.5 bath, double car garage. Fully upgraded with gas fireplace built in wall unit, pot lights, granite countertops, 5 pc ensuite with glass shower stall, stone/stucco facade, upgraded kitchen with island, 9ft ceilings on main floor, oak staircase & separate side entrance to basement. RSA.

Financial / Additional Listing Information

Commence Date:	02/22/2019	Taxes/Year:	5,635.04/2018	Possession:	30 - 59 Days
Selling Date:		Assessment:	499,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS:	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:	Park, Quiet Area, Schools				
Feat/Amenities:					
Inclusions:					
Exclusions:	Tankless water heater				

Listing Brokerage: [Royal Lepage Macro Realty, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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H4046519
ACTIVE

13 Blackburn Lane, Glanbrook

\$699,900
Sale

Listing Information



Type:	Detached	DOM:	4
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Glanbrook (53)	Rooms:	9
Neighbhhd:	Rural Glanbrook (530)	Bedrooms:	4 (4 + 0)
Cross Street:	Grassypain	Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years / 2002	3 pc Baths:	0
Zoning:		4 pc Baths:	2
Fronting On:	West	5+ pc Baths:	0
Lot Front/Depth:	50.36 Feet / 99.51 Feet	Sq Ft / Src:	2,414 / Public Records
Acres/Range:	less than .50	Lot Shape:	Rectangular
Legal Desc:	LOT 7, PLAN 62M-927, GLANBROOK, CITY OF HAMILTON		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M			
Dining Room	M	14'8" x 10'7"	4.47 x 3.23	Hardwood Floor
Eat in Kitchen	M	11'3" x 12'11"	3.43 x 3.94	
Dinette	M	15'7" x 10'3"	4.75 x 3.12	
Family Room	M	18'1" x 13'4"	5.51 x 4.06	Fireplace
Bathroom	M			2-Piece
Mud Room	M	7'8" x 6'7"	2.34 x 2.01	
Office	2	5'5" x 4'11"	1.65 x 1.5	
Master Bedroom	2	15'11" x 11'11"	4.85 x 3.63	
Ensuite	2			4-Piece
Bedroom	2	14'10" x 10'6"	4.52 x 3.2	
Bedroom	2	14'10" x 10'2"	4.52 x 3.1	
Bedroom	2	15'1" x 11'8"	4.6 x 3.56	
Bathroom	2			4-Piece
Laundry Room	2			
Utility	B			
Storage Room	B			

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stone, Vinyl Siding	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Double Wide(4)	UFFI:	No	Retirement Com:	
Garage (spaces):	Attached, Inside Entry[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:	Shed	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

This stunning, freshly painted 2 storey, 4 bdrm home is located in an established, family-friendly neighbourhood. Inside the front door is a spacious foyer which leads to the separate Dining Rm with freshly stained dark Hrdwd flooring. A butler's pantry converted to functional office leads through to the roomy eat-in kitchen w/pantry wall & a dinette area that offers double doors to the fully fenced backyard w/stamped concrete patio. Off the kitchen is a cozy Family Rm w/gas fireplace & just outside this area is a Mud Rm w/side entrance & garage access. There's also a 2 piece on the Mn Flr. Up the grand staircase to the 2nd Flr you will find 3 spacious bdrms, 4 piece bath, generous Laundry Rm w/new stainless steel sink & a large Master retreat with 4 piece ensuite, including a separate shower & soaker tub. Lots of natural light. Neutral décor. Pot lights. Furnace '17, Roof '18. Double car garage. Aggregate & asphalt, 4 car driveway w/stamped concrete wlkwy to yard. Bsmnt set-up w/2nd laundry area (gas dryer hook-up). Rm sizes approx.

Financial / Additional Listing Information

Commence Date:	02/20/2019	Taxes/Year:	5,358.51/2018	Possession:	Flexible
Selling Date:		Assessment:	510,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	https://my.matterport.com/show/?m=cvX4fN2U41g				
Virtual Tour 2:					
Schools:	ST. THERESE OF LISIEUX R.A RIDDELL BISHOP TONNOS SIR ALLAN MACNAB				
Area Features:	Golf, Park, Place of Worship, Public Transit, Schools				
Feat/Amenities:					
Inclusions:	FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ELF'S, WINDOW COVERINGS, TV BRACKETS.				
Exclusions:					

Listing Brokerage: [Re/Max Escarpment Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: (905) 637-1700 Email: lee.budongsan@gmail.com

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30714575
ACTIVE

40 Aldgate Avenue, Stoney Creek

\$723,000
Sale

Listing Information



Type: **Detached**
Style: **2 Storey**
Region: **Hamilton**
Municipality: **Stoney Creek (50)**
Neighbourhood: **Heritage Green (500)**
Cross Street:
Location: **Urban**
Age / Year: **0-5 Years / 2015**
Zoning: **residential**

Fronting On: **South**
Lot Front/Depth: **34.12 Feet / 98.43 Feet**
Acres/Range: **less than .50**
Legal Desc: **Lot 32, PI 62M-1206**

DOM: **3**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **10**
Bedrooms: **3 (3 + 0)**
Bathrooms: **3 (2 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **1**
5+ pc Baths: **1**
Sq Ft / Src: **2,157 / Builder floor plan(s)**
Lot Shape: **Rectangular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Eat in Kitchen	M	12'5" x 18'10" x 9'	3.78 x 5.74 x 2.74	
Family Room	M	13'0" x 11'10" x 9'	3.96 x 3.35 x 2.74	
Dining Room	M	13'0" x 12'0" x 9'	3.96 x 3.66 x 2.74	
Foyer	M			
Great Room	2	18'0" x 18'5" x 14'	5.49 x 5.61 x 4.27	
Bedroom	2	10'5" x 11'0"	3.17 x 3.35	
Bedroom	2	10'5" x 11'0"	3.17 x 3.35	
Master Bedroom	2	16'5" x 12'5"	5 x 3.78	
Ensuite	2	8'10" x 9'10" x 8'	2.69 x 3 x 2.44	5+ Piece
Bathroom	2			4-Piece
Bathroom	LLP			2-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay, Rock
Exterior Finish:	Brick, Stone, Vinyl Siding	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:		Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Private Double Wide(2)	UFFI:	No	Retirement Com:	
Garage (spaces):	Attached, Inside Entry[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:	Other (see Remarks)	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Modern and Fashionable exterior with grand entrance bring you into this stylish family retreat built by Empire Homes. Recently built home features high ceilings, and family friendly layout. Designer kitchen expanded, re-imagined, and massively upgraded. Features textured granite island with seating for whole family, 6 Burner chefs stove, stainless hood, 160 bottle drink cooler, and second oven. The kitchen makes a perfect heart of this home with elegance and luxury. The living room with fireplace and built in stereo speakers adding atmosphere. Large modern and formal dining room nearby brings the whole family together. Deck and fully fenced yard is available to extend the entertaining outdoors. Great family entertainment room with ceilings of 12ft or more is a modern and warm space. A master bedroom with En-suite is sizable and laundry is on the same level as all the bedrooms. This Home is move in ready to enjoy your own stylish and modern living. Basements 9 ft ceilings add future potential and space for family growth. 2 Car Garage, Lennox heating with Air exchanger, central air conditioning, also 2 central vacuums are quality and high grade comforts to match beautiful form and function. Bruce trail, Dog Park, sports park, Green space are walking distance. Access to 403, QEW, Redhill Parkway, and Lincoln m Alexander Parkway are a short distance. The Confederation GO transit system site on Centennial parkway north is coming soon as 2019.

Financial / Additional Listing Information

Commence Date:	02/21/2019	Taxes/Year:	5,064.04/2019	Possession:	30 - 59 Days
Selling Date:		Assessment:	459,250/2016	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS:	No
Condo Corp#:		Survey:	Up-to-date		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:					
Feat/Amenities:					
Inclusions:	stove, built in oven, built in wine cooler, dishwasher, fridge, washer, dryer, window coverings, garage door opener.				
Exclusions:	cabinets in the garage and cabinets in the basement				

Listing Brokerage: [Acme Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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H4046642
ACTIVE

86 Highland Road W, Stoney Creek

\$724,900
Sale

Listing Information



Type:	Detached	DOM:	3
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Stoney Creek (50)	Rooms:	8
Neighbrhd:	Leckie Park / Highland (504)	Bedrooms:	6 (5 + 1)
Cross Street:	Upper Centennial	Bathrooms:	5 (4 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years /	3 pc Baths:	1
Zoning:		4 pc Baths:	3
Fronting On:	North	5+ pc Baths:	0
Lot Front/Depth:	48.13 Feet / 114.83 Feet	Sq Ft / Src:	2,854 / LBO provided
Acres/Range:	less than .50	Lot Shape:	Rectangular
Legal Desc:	PT LT 25, CONCESSION 7 SALT FLEET, PT 10 ON 62R-14165; STONEY CREEK CITY OF HAMILTON		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	17'8" x 12'10"	5.38 x 3.91	
Living Room	M	15'6" x 12'8"	4.72 x 3.86	
Dining Room	M	14'5" x 12'8"	4.39 x 3.86	
Bathroom	M	4'3" x 5'4"	1.3 x 1.63	2-Piece
Foyer	M	13'8" x 6'2"	4.17 x 1.88	
Master Bedroom	2	20'9" x 12'7"	6.32 x 3.84	
Bathroom	2	7'8" x 9'2"	2.34 x 2.79	4-Piece
Bedroom	2	13'9" x 12'9"	4.19 x 3.89	
Bedroom	2	12'3" x 10'10"	3.73 x 3.3	
Bedroom	2	12'9" x 10'6"	3.89 x 3.2	
Bedroom	2	11'9" x 10'10"	3.58 x 3.3	
Bathroom	2	8'4" x 6'3"	2.54 x 1.9	4-Piece
Bathroom	2	7'8" x 6'3"	2.34 x 1.9	4-Piece
Recreation Room	B	24'7" x 17'2"	7.49 x 5.23	
Bedroom	B	10'8" x 10'2"	3.25 x 3.1	
Bathroom	B	5'8" x 7'7"	1.73 x 2.31	3-Piece

Property Details

Foundation:	Concrete Block	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stone	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:			
Basement Devel:	Fully Finished	Sewer:	Sewer	Visitable:	
Parking (spaces):	Private Double Wide(6)	UFFI:		Elevator/ Escalator:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Retirement Com:	
Other Structures:		Amps/Volts:	/	Recreational Use:	
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

ONE OF A KIND FIND... 5 BEDROOMS AND 3 FULL BATHROOMS ALL ON THE SECOND FLOOR. 5 + 1 beds / 4.5 baths in total and every room is LARGE SIZED!!! The main floor is freshly painted with pot lights throughout and features an updated 2 pc bath, EAT IN kitchen with granite counters, back splash, plenty of storage / counter space; sliding doors leading to your aggregate patio and back yard, with NO REAR neighbours. The LARGE living room / dining room combination is blessed with great natural light, gas fireplace w mantel and real hard wood flooring. The upper level boasts 5 large bedrooms and 3 full bath rooms including The HUGE 20.9 X 12.7 ft master with TWO double sized walk in closets, engineered hard wood flooring, stone wall, pot lights, crown and 5 piece en-suite with 6 ft soaker tub and walk in shower. The other 4 bed rooms are generously sized providing great space for a growing family, and more than enough bath rooms. The lower level is completely finished with a 24 x 17 ft. REC room, additional bed room / office, 3 piece bath and laundry room ... all finished in 2011. Other extras include Aggregate TRIPLE WIDE drive way w parking for 6 cars; Double car garage completely insulated and dry walled w inside entry to the home and door to your fully fenced private back yard featuring aggregate patio and custom storage shed w electrical. IN an truly family friendly neighborhood and fantastic location within minutes' walk of sought after schools, parks, restaurants and shopping.

Financial / Additional Listing Information

Commence Date:	02/21/2019	Taxes/Year:	4,442.00/2018	Possession:	Flexible
Selling Date:		Assessment:	426,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	Included	SPIS:	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	https://www.youtube.com/watch?v=PbMpba9Az5U				
Virtual Tour 2:					
Schools:					
Area Features:					
Feat/Amenities:					
Inclusions:	Fridge, Stove, Dishwasher, Washer & Dryer.				
Exclusions:					

Listing Brokerage: [Re/Max Escarpment Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

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H4046445
ACTIVE

126 Theodore Drive, Hamilton

\$735,000
Sale

Listing Information



Type:	Detached	DOM:	5
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Hamilton Mountain (18)	Rooms:	8
Neighbrhd:	Jerome / Ryckman's Cors (184)	Bedrooms:	4 (4 + 0)
Cross Street:	Benjamin Dr	Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years /	3 pc Baths:	0
Zoning:		4 pc Baths:	2
Fronting On:		5+ pc Baths:	0
Lot Front/Depth:	37.50 Feet / 107.67 Feet	Sq Ft / Src:	2,250 / Builder floor plan(s)
Acres/Range:	less than .50	Lot Shape:	Rectangular
		Lot Irregs:	

Legal Desc
PT LT 14, CON 7 BARTON, BEING PTS 25 & 26 ON 62R16916; S/T EASE IN GROSS AS IN WE388741; T/W EASE OVER PT 20 ON 62R16916 AS IN WE389218; S/T EASE OVER PT 25 ON 62R16916 IN FAVOUR OF PTS 30 & 31 ON 62R16916 AS IN WE389218; CITY OF HAMILTON

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M			
Bathroom	M			2-Piece
Family Room	M	11'6" x 20'	3.51 x 6.1	
Dinette	M	9'2" x 14'8"	2.79 x 4.47	
Kitchen	M	8' x 10'6"	2.44 x 3.2	
Dining Room	M	11' x 12'4"	3.35 x 3.76	
Master Bedroom	2	19'4" x 12'	5.89 x 3.66	
Ensuite	2			4-Piece
Bedroom	2	15'10" x 11'2"	4.83 x 3.4	
Bedroom	2	8'11" x 14'7"	2.72 x 4.44	
Bedroom	2	12'2" x 10'4"	3.71 x 3.15	
Bathroom	2			4-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Front Yard(4)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Welcome to 126 Theodore Dr. All brick two storey home built by Carriage Gate Homes. 2250 square foot home with many upgrades. Walk inside this home and fall in love with the granite counter tops, ceramic tiles, hardwood flooring and large ceramic tiles. Upstairs features 4 large bedrooms which is perfect for a growing family. There is a concrete driveway and large rear patio. Amazing location, close to Upper James and all amenities. Perfect for the commuter being close to the Link and Hwy 403 Toronto. Call today, won't last.

Financial / Additional Listing Information

Commence Date:	02/19/2019	Taxes/Year:	5,369.00/2018	Possession:	60 - 89 Days
Selling Date:		Assessment:	425,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:					
Feat/Amenities:					
Inclusions:	Fridge, stove, dishwasher, washer , dryer				
Exclusions:					

Listing Brokerage: [Re/Max Escarpment Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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H4046746
ACTIVE

235 Chartwell Circle, Hamilton

\$749,500
Sale

Listing Information



Type:	Detached	DOM:	2
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Hamilton Mountain (18)	Rooms:	7
Neighbrhd:	Jerome / Ryckman's Cors (184)	Bedrooms:	4 (4 + 0)
Cross Street:	Lorenzo Drive	Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years / 2013	3 pc Baths:	0
Zoning:		4 pc Baths:	2
Fronting On:	North	5+ pc Baths:	0
Lot Front/Depth:	34.12 Feet / 98.43 Feet	Sq Ft / Src:	2,523 / Builder floor plan(s)
Acres/Range:	less than .50	Lot Shape:	Rectangular
Lot Irregs:			
Legal Desc:	LOT 16, PLAN 62M1177 SUBJECT TO AN EASEMENT IN GROSS AS IN WE838024 TOGETHER WITH AN EASEMENT OVER PT LT 17 62M1177 BEING PT 16 ON 62R19344 AS IN WE883584 SUBJECT TO AN EASEMENT		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Family Room	M	13'2" x 16'7"	4.01 x 5.05	
Dining Room	M	12' x 11'	3.66 x 3.35	
Eat in Kitchen	M	17' x 10'	5.18 x 3.05	
Bathroom	M			2-Piece
Bedroom	2	16'8" x 11'	5.08 x 3.35	
Bedroom	2	11'8" x 11'	3.56 x 3.35	
Bedroom	2	11'8" x 11'	3.56 x 3.35	
Bathroom	2			4-Piece
Master Bedroom	2	15'8" x 14'	4.78 x 4.27	
Bathroom	2			4-Piece
Laundry Room	2			
Utility	B			

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay
Exterior Finish:	Brick, Stucco (Plaster)	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle / (Full)	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Unfinished	Water Meter:		Visitable:	
Basement Devel:	Private Double Wide(4)	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Attached, Inside Entry[2]	UFFI:		Retirement Com:	
Garage (spaces):		Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Much sought after Jerome Hamilton Mountain neighbourhood! Built in 2013 this 2523 sq ft, 2 storey, 4 bed, 2.5 bath home features: Open concept main floor, separate dining, living room and a gorgeous eatin kitchen with a custom 10ft granite countertop island & a walk in pantry. New hardwood flooring in living room installed 2019. The second level features, 4 beds, 2 full baths and second floor laundry. The basement with 8ft ceilings is awaiting your personal touch to make it your very own! Separate side entrance offers in-law potential! Close to Upper James, bus routes, high ways, elementary/high schools, college, shopping and so much more!

Financial / Additional Listing Information

Commence Date:	02/22/2019	Taxes/Year:	5,817.00/2018	Possession:	Flexible
Selling Date:		Assessment:	487,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	https://tours.visualadvantage.ca/b83467a0/nb/				
Virtual Tour 2:					
Schools:					
Area Features:					
Feat/Amenities:					
Inclusions:					
Exclusions:					

Listing Brokerage: [Re/Max Escarpment Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: (905) 637-1700 Email: lee.budongsan@gmail.com

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H4046647
ACTIVE

123 Spring Creek Drive, Waterdown

\$749,900
Sale

Listing Information



Type:	Detached	DOM:	3
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Waterdown (46)	Rooms:	6
Neighbrhd:	Waterdown East (461)	Bedrooms:	4 (3 + 1)
Cross Street:	Dundas St E	Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years /	3 pc Baths:	0
Zoning:		4 pc Baths:	3
		5+ pc Baths:	0
Fronting On:	West	Sq Ft / Src:	1,885 / Public Records
Lot Front/Depth:	31.00 Feet / 109.00 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	LOT 94, PLAN 62M1101, CITY OF HAMILTON		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	16'5" x 12'8"	5 x 3.86	Fireplace
Dining Room	M	15' x 12'8"	4.57 x 3.86	Hardwood Floor
Kitchen	M	16'5" x 9'5"	5 x 2.87	
Foyer	M			Finished
Bathroom	M			2-Piece
Master Bedroom	2	15'3" x 14'3"	4.65 x 4.34	Walk-in Closet
Ensuite	2	9' x 8'3"	2.74 x 2.51	4-Piece, Jetted Bathtub
Bedroom	2	11' x 9'8"	3.35 x 2.95	Finished
Bedroom	2	12' x 9'8"	3.66 x 2.95	Finished
Bathroom	2	8' x 8'8"	2.44 x 2.64	4-Piece, Finished
Laundry Room	2	6' x 9'	1.83 x 2.74	Finished
Bedroom	B	9'8" x 12'5"	2.95 x 3.76	Broadloom
Bathroom	B	5' x 10'3"	1.52 x 3.12	4-Piece
Utility	B	13' x 10'	3.96 x 3.05	Roughed-in
Recreation Room	B	28' x 12'	8.53 x 3.66	Wet Bar

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay
Exterior Finish:	Board & Batten	Fireplace:		Waterfront:	None
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	No
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Single Wide(2)	UFFI:	No	Retirement Com:	No
Garage (spaces):	Attached[1]	Energy Cert Lvl:		Recreational Use:	No
Other Structures:	Shed	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Fabulously upgraded Waterdown home. Handy east end location for commuters. This home features fully finished basement with extra 4 piece bath, bedroom & wet bar, extensive hardwood flooring, upgrade 200 amp service, hot tub, 16x27 composite deck, solid oak stair case, gourmet kitchen with granite counter and ceramic backsplash. 2nd floor laundry, all ceilings refinished & pot lights throughout main floor. A very nice family home in move in condition ready to enjoy. Don't be TOO LATE*! *REG TM. RSA.

Financial / Additional Listing Information

Commence Date:	02/21/2019	Taxes/Year:	5,243.00/2018	Possession:	Flexible
Selling Date:		Assessment:	505,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	Available		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:	MARY HOPKINS, ST, THOMAS THE APOSTLE WATERDOWN DISTRICT HS, ST MARY'S HS				
Area Features:	Golf, Marina, Park, Place of Worship, Quiet Area, Schools				
Feat/Amenities:					
Inclusions:	KENMORE FRIDGE, GE STOVE, LG DISHWASHER, MICRIWAVE, SAMSUNG CLOTHES WASHER & DRYER, ELECTRIC FIREPLACE IN LIVING ROOM, ELECTRIC FIREPLACE BEHIND BAR, SHED, HOT TUB, PERGOLA, ALL ELFS & WINDOW COVERINGS, GDO & 2 REMOTES				
Exclusions:	ELECTRIC FIREPLACE IN RECROOM, MINI FRIDGE IN BAR, PROPANE OUTDOOR GAS FIREPLACE, GAS BBQ, SMOKER, OUTDOOR PATIO FURNITURE, ELECTRIC CAR CHARGER, SHELVES IN GARAGE, STORAGE ROOM & SHED, FRIDGE IN GARAGE, FREEZER				

Listing Brokerage: [Re/Max Escarpment Woolcott Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: (905) 637-1700 Email: lee.budongsan@gmail.com

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H4046657
ACTIVE

115 Raymond Road, Ancaster

\$774,900
Sale



Listing Information

Type:	Detached	DOM:	2
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Ancaster (42)	Rooms:	10
Neighbourhd:	Meadowlands (423)	Bedrooms:	4 (4 + 0)
Cross Street:	Stonehenge Drive	Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years /	3 pc Baths:	1
Zoning:		4 pc Baths:	2
		5+ pc Baths:	0
Fronting On:	South	Sq Ft / Src:	2,213 / Public Records
Lot Front/Depth:	40.03 Feet / 100.46 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	LOT 222, PLAN 62M1158 SUBJECT TO AN EASEMENT IN GROSS AS IN WE766981 CITY OF HAMILTON		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	17'0" x 12'0"	5.18 x 3.66	
Family Room	M	16'4" x 11'11"	4.98 x 3.63	
Dining Room	M	11'11" x 10'8"	3.63 x 3.25	
Master Bedroom	2	16'11" x 16'11"	5.16 x 5.16	
Bedroom	2	12'0" x 9'7"	3.66 x 2.92	
Bedroom	2	12'6" x 11'9"	3.81 x 3.58	
Bedroom	2	12'7" x 12'9"	3.84 x 3.89	
Laundry Room	M	8'7" x 8'6"	2.62 x 2.59	
Recreation Room	B	35'7" x 28'10"	10.85 x 8.79	
Bathroom	2			4-Piece
Bathroom	2			4-Piece
Bathroom	M			2-Piece
Bathroom	B			3-Piece
Foyer	M	23'0" x 8'7"	7.01 x 2.62	
Office	M	13'2" x 14'1"	4.01 x 4.29	
Breakfast	M	17'11" x 15'5"	5.46 x 4.7	
Great Room	M	18'3" x 17'11"	5.56 x 5.46	
Storage Room	LL	23'10" x 9'7"	7.26 x 2.92	
Exercise Room	LL	18'5" x 12'1"	5.61 x 3.68	
Utility	LL	12'2" x 8'0"	3.71 x 2.44	
Home Theatre or Media Room	LL	20'3" x 17'6"	6.17 x 5.33	

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay
Exterior Finish:	Brick, Stone	Fireplace:	Natural Gas	Waterfront:	None
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Front Yard, Private Double Wide(4)	UFFI:	No	Retirement Com:	No
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	No
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Welcome to 115 Raymond Road! This exceptional 4-bedroom, 4-bathroom home, built in 2013, is set on a quiet family-friendly street in Ancaster and is close to schools, green spaces and all amenities. You will love coming home to this beautiful 2-storey house, which offers a four car driveway and double garage. Inside, the main level includes a family room with gas fireplace and separate dining room, both of which have hardwood flooring. The exquisite kitchen is bright and sunny, and boasts quartz countertops, a breakfast bar, an oversized island, stainless steel appliances, pot lights and a walkout to the fully-fenced rear yard. California shutters are installed throughout both the main and upper levels of the house. Upstairs, you will find four bedrooms, all with hardwood floors, and a 3pc main bathroom with lots of counter space and built-in shelves. The generously-sized master bedroom includes a walk-in closet with built-in closet organizers, as well as a 4pc ensuite bathroom with soaker tub, separate showers, double sinks, a heater fan and counter windows, which bathe the room in natural light. The lower level is fully finished with a 3pc bathroom with heated tile floors, as well as a cold room, built-in TV projector, sauna, and humidifier. Minutes from shopping, cinemas, restaurants and highways, this Ancaster beauty truly has it all!

Financial / Additional Listing Information

Commence Date:	02/22/2019	Taxes/Year:	5,732.00/2018	Possession:	Flexible
Selling Date:		Assessment:	549,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	https://drive.google.com/file/d/1fe4xW_EUbaFfckoHBdvJSzYDIRsgQXS0/view?usp=sharing				
Virtual Tour 2:	https://drive.google.com/file/d/1fe4xW_EUbaFfckoHBdvJSzYDIRsgQXS0/view?usp=sharing				
Schools:	Fessenden, Ancaster Senior, Tiffany Hills Ancaster High, Sherwood				
Area Features:					
Feat/Amenities:					
Inclusions:	Fridge, Stove, Dishwasher, Wine Cooler, Water Filtration System, Central Vacuum, Sauna, Exterior Shed, Patio Furniture, Wall Mounted TV & Built-In Projector, 2 Automatic Garage Door Openers, Alarm System.				
Exclusions:	None.				

Listing Brokerage: [Royal LePage Burloak Real Estate Services, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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H4046352
ACTIVE

30 Meadowbank Drive, Hamilton

\$788,800
Sale



Listing Information

Type:	Detached	DOM:	5
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Hamilton Mountain (16)	Rooms:	6
Neighbrhd:	Falkirk East (166)	Bedrooms:	4 (3 + 1)
Cross Street:	Upper Paradise	Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years / 2005	3 pc Baths:	0
Zoning:		4 pc Baths:	3
		5+ pc Baths:	0
Fronting On:		Sq Ft / Src:	2,186 / Public Records
Lot Front/Depth:	39.37 Feet / 99.08 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	Lot 6, Plan 62M1008, City of Hamilton, S/T an easement as in WE 240467, S/T easement for entry as in WE356446		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Bedroom	2	11'6" x 12'4"	3.51 x 3.76	4-Piece
Bedroom	2	12'0" x 15'3"	3.66 x 4.65	
Bathroom	2			
Laundry Room	2	6'3" x 12'8"	1.9 x 3.86	4-Piece
Master Bedroom	2	16'5" x 17'3"	5 x 5.26	
Ensuite	2			
Sitting Room	2	10'10" x 12'2"	3.3 x 3.71	Fireplace
Foyer	M	4'11" x 19'0"	1.5 x 5.79	
Living Room/Dining Room	M	14'7" x 22'0"	4.44 x 6.71	
Eat in Kitchen	M	14'4" x 17'2"	4.37 x 5.23	2-Piece
Bathroom	M			
Kitchen	B	7'5" x 16'5"	2.26 x 5	
Living Room/Dining Room	B	9'8" x 16'5"	2.95 x 5	4-Piece
Foyer	B	8'0" x 10'0"	2.44 x 3.05	
Bedroom	B	11'0" x 11'9"	3.35 x 3.58	
Bathroom	B			
Laundry Room	B	5'6" x 9'0"	1.68 x 2.74	

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay
Exterior Finish:	Brick, Stone, Vinyl Siding	Fireplace:	Natural Gas	Waterfront:	None
Roof Type/ Shingles rplcd:	Asphalt Shingle / 2005	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visible:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Double Wide(2)	UFFI:	No	Retirement Com:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	100 /		
Air Conditioning:	Central Air				
Rental Items:	Air Conditioner, Furnace				

Public Remarks

If you are looking for an in-law suite or separate living area for the teenagers this place has it complete with separate side entrance and yes, the basement was completed, inspected and fully permitted. This home exudes quality through out *Furnace & A/C Rental is \$146.89 per month**

Financial / Additional Listing Information

Commence Date:	02/19/2019	Taxes/Year:	5,671.00/2018	Possession:	90+ Days
Selling Date:		Assessment:	445,859/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	http://listing.realestatetourscanada.ca/ut/30_Meadowbank_Drive.html				
Virtual Tour 2:	http://listing.realestatetourscanada.ca/bt/30_Meadowbank_Drive.html				
Schools:					
Area Features:	Greenbelt/Conservation, Hospital, Library, Park, Place of Worship, Public Transit, Quiet Area, Rec./Commun.Centre, Schools				
Feat/Amenities:					
Inclusions:	All Electrical Light Fixtures, All Window Coverings, S.S Dishwasher, Water Softener				
Exclusions:	SS Fridge, SS Stove, 2 Washers & 2 Dryers, Fridge in Basement				

Listing Brokerage: [St.Jean Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

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H4046546
ACTIVE

31 Macdui Drive, Stoney Creek

\$789,900
Sale



Listing Information

Type:	Detached	DOM:	4
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Stoney Creek (51)	Rooms:	9
Neighbrhd:	Highway Valley / Dewitt (517)	Bedrooms:	5 (4 + 1)
Cross Street:	Dewitt Rd	Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years /	3 pc Baths:	2
Zoning:		4 pc Baths:	0
Fronting On:	North	5+ pc Baths:	1
Lot Front/Depth:	51.00 Feet / 102.00 Feet	Sq Ft / Src:	2,733 / Public Records
Acres/Range:	less than .50	Lot Shape:	Rectangular
Legal Desc:	Pcl 22-1 Sec 62M591: Lt 22, PL62M591 S/T LT 245571 Stoney Creek city of Hamilton		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	10' x 11'5"	3.05 x 3.48	
Dinette	M	16'6" x 10'9"	5.03 x 3.28	
Family Room	M	19' x 12'10"	5.79 x 3.91	
Dining Room	M	14'8" x 11'8"	4.47 x 3.56	
Living Room	M	15'5" x 11'	4.7 x 3.35	
Laundry Room	M	12' x 9'	3.66 x 2.74	
Foyer	M	8' x 11'	2.44 x 3.35	
Bathroom	M			2-Piece
Master Bedroom	2	15'4" x 13'2"	4.67 x 4.01	
Ensuite	2			3-Piece
Bedroom	2	14'6" x 11'6"	4.42 x 3.51	
Bedroom	2	12'3" x 10'2"	3.73 x 3.1	
Bedroom	2	12'3" x 11'	3.73 x 3.35	
Bathroom	2			5+ Piece
Bedroom	B	11'8" x 8'9"	3.56 x 2.67	
Bathroom	B			3-Piece
Recreation Room	B	38'6" x 21'	11.73 x 6.4	

Property Details

Foundation:	Concrete Block	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay
Exterior Finish:	Brick	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Double Wide(2)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	100 /		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Welcome to 31 Macdui Drive. Located on the prestigious Stoney Creek Plateau directly across from the Escarpment with the Bruce Trail at the front of the home and views of the Toronto skyline from a large deck at the rear. A gorgeous 2 storey home with a finished walkout basement, perfect for an In Law Suite with a separate entrance. This well maintained home has a dazzling spiral staircase with elegant wood trim, large spacious rooms, a bright kitchen with lots of storage. A must see. Book your private showing today.

Financial / Additional Listing Information

Commence Date:	02/20/2019	Taxes/Year:	6,262.00/2018	Possession:	90+ Days
Selling Date:		Assessment:	594,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:	https://storage.googleapis.com/marketplace-public/slideshows/GsDs9Mm0uNS23bUaGQoH5c5afd97cf84432a8b244dae4062251fz7ZCT8luG10uZ4nbues.mp4				
Virtual Tour 1:					
Virtual Tour 2:					
Schools:	St. Clare of Assisi Memorial Orchard Park Cardinal Newman				
Area Features:	Park, Place of Worship, Schools, View from Escarpment				
Feat/Amenities:					
Inclusions:	Stove, Fridge, Dishwasher, Microwave, All ELF's, all window coverings, Garage Door Opener & Remote, & T. V. above fireplace, freezer				
Exclusions:					

Listing Brokerage: [Re/Max Escarpment Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: (905) 637-1700 Email: lee.budongsan@gmail.com

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H4046088
ACTIVE

181 Vinton Road, Hamilton

\$799,000
Sale



Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Listing Information

Type:	Detached	DOM:	4
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Ancaster (42)	Rooms:	8
Neighbhd:	Meadowlands (423)	Bedrooms:	4 (4 + 0)
Cross Street:	Whittington Drive	Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years / 2012	3 pc Baths:	0
Zoning:		4 pc Baths:	1
		5+ pc Baths:	1
Fronting On:	North	Sq Ft / Src:	2,643 / Public Records
Lot Front/Depth:	40.03 Feet / 100.10 Feet	Lot Shape:	Rectangular
Acres/Range	less than .50	Lot Irregs:	

LOT 237, PLAN 62M1158 SUBJECT TO AN EASEMENT IN GROSS AS IN WE766981 SUBJECT TO AN EASEMENT FOR ENTRY AS IN WE776898 CITY OF HAMILTON

Legal Desc

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Cold Room	B			
Storage Room	B			
Foyer	M			
Dining Room	M	12'4" x 11'6"	3.76 x 3.51	
Kitchen	M	12' x 10'6"	3.66 x 3.2	
Breakfast	M	12' x 8'2"	3.66 x 2.49	
Family Room	M	16'10" x 14'6"	5.13 x 4.42	
Bathroom	M			2-Piece
Laundry Room	M			
Master Bedroom	2	17'6" x 12'4"	5.33 x 3.76	
Ensuite	2			5+ Piece
Bedroom	2	13'4" x 11'11"	4.06 x 3.63	
Bedroom	2	13'4" x 11'11"	4.06 x 3.63	
Bedroom	2	9'9" x 13'6"	2.97 x 4.11	
Other (see Remarks)	2	7'6" x 7'7"	2.29 x 2.31	
Bathroom	2			4-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stucco (Plaster)	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:	Yes	Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/ Escalator:	
Parking (spaces):	Private Double Wide(2)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Wonderful 4 bedrooms, 2+1 bath, family home featuring 9' ceilings, separate dining room, family room with gas fireplace & pot lights, engineered hand scraped maple hardwood on main level, upgraded kitchen cabinets & many more upgrades. Professionally landscaped front & back with double paved drive, stone walkway, interlocking patio, deck & mature plantings all around. Lower level unfinished with 3 piece rough in. Close to schools, parks & HWY access. RSA.

Financial / Additional Listing Information

Commence Date:	02/20/2019	Taxes/Year:	6,004.56/2018	Possession:	1 - 29 Days
Selling Date:		Assessment:	514,500/2018	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS:	No
Condo Corp#:		Survey:	Available		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	http://www.myvisuallistings.com/vt/275619				
Virtual Tour 2:					
Schools:					
Area Features:	Park, Schools				
Feat/Amenities:					
Inclusions:	FRIDGE, STOVE, DISHWASHER, ELF'S, WINDOW COVERINGS, GAS FIREPLACE.				
Exclusions:	STAND UP FREEZER				

Listing Brokerage: **Re/Max Escarpment Realty Inc., Brokerage**

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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H4046161
ACTIVE

172 Bookjans Drive, Ancaster

\$849,900
Sale

Listing Information



Type: **Detached**
Style: **2 Storey**
Region: **Hamilton**
Municipality: **Ancaster (42)**
Neighbrhd: **Harmony Hall (426)**
Cross Street: **Southcote Rd**
Location: **Urban**
Age / Year: **0-5 Years /**
Zoning

DOM: **3**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **8**
Bedrooms: **5 (4 + 1)**
Bathrooms: **4 (2 + 2)**
2 pc Baths: **2**
3 pc Baths: **0**
4 pc Baths: **1**
5+ pc Baths: **1**

Fronting On:
Lot Front/Depth: **39.37 Feet / 100.00 Feet**
Acres/Range: **less than .50**
Lot Shape: **Rectangular**
Sq Ft / Src: **2,630 / Builder floor plan(s)**
Lot Irregs:

Legal Desc

LOT 87, PLAN 62M1186 SUBJECT TO AN EASEMENT IN GROSS AS IN WE883343 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2018/03/25 AS IN WE888960 CITY OF HAMILTON

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	11' x 12'	3.35 x 3.66	
Dining Room	M	11'6" x 12'	3.51 x 3.66	
Eat in Kitchen	M	12' x 9'	3.66 x 2.74	
Dinette	M	12' x 12'	3.66 x 3.66	
Great Room	M	16' x 16'11"	4.88 x 5.16	
Bathroom	M	5'8" x 5'7"	1.73 x 1.7	2-Piece
Master Bedroom	2	16'2" x 13'	4.93 x 3.96	
Ensuite	2	8'5" x 11'8"	2.57 x 3.51	5+ Piece
Bedroom	2	13'6" x 10'	4.11 x 3.05	
Bedroom	2	10' x 10'6"	3.05 x 3.2	
Bedroom	2	12' x 14'2"	3.66 x 4.32	
Bathroom	2	8'6" x 7'2"	2.59 x 2.18	4-Piece
Laundry Room	2	9'5" x 5'3"	2.87 x 1.6	
Family Room	B	25'10" x 16'6"	7.87 x 5.03	
Bedroom	B	11'6" x 12'11"	3.51 x 3.94	
Bathroom	B	5' x 8'	1.52 x 2.44	2-Piece
Utility	B			

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick, Stucco (Plaster)**
Roof Type/ Shingles rplcd: **Asphalt Shingle / (Full)**
Basement: **Fully Finished**
Basement Devel: **Private Double Wide(2)**
Parking (spaces): **Attached[2]**
Garage (spaces): **Attached[2]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **None**
Heat Src/Type: **Gas / Forced Air**
Fireplace:
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**
Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator:
Retirement Com: **No**
Recreational Use: **No**

Public Remarks

Stunning Gardenview model, Losani built home, with over 2,600 square feet of luxury. Awe-inspiring formal foyer with soaring ceiling, sweeping circular staircase, and spacious hallway space leads to spectacular upper level with 4 spacious bedrooms, including master bedroom with spa-like 5 piece ensuite and upgraded Alabastrino tiles, laundry room and another 4 piece bathroom. Luxury abounds on the main floor with Victorian King Post and wrought iron pickets on staircase, lofty 9 foot ceilings, upgraded hardwood floors, Altdeutsch glass cabinet doors, grand crown moulding, and more closets than you'll ever need. Have too much stuff? No problem. The fully finished basement features a family room, bedroom, and 2-piece bath. Double garage with interior entry, premium lot with a park across the street, fully fenced yard with double sliding door access from the dining room area. Over \$60,000 in upgrades. Come see what all the fuss is about.

Financial / Additional Listing Information

Commence Date: **02/21/2019**
Selling Date:
Ownership Type:
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1: <http://www.venturehomes.ca/virtualtour.asp?tourid=51856>
Virtual Tour 2:
Schools:
Area Features: **Park, Quiet Area, Schools**
Feat/Amenities:
Inclusions:
Exclusions:
Taxes/Year: **5,852.83/2018**
Assessment: **577,000/2016**
HST Applicable: **No**
Survey:
Addl Mthly Fees:
Possession: **90+ Days**
Possession Date:
SPIS: **No**

Listing Brokerage: [Coldwell Banker Community Professionals, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

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H4046637
ACTIVE

144 Medici Lane, Hamilton

\$849,900
Sale

Listing Information



Type:	Detached	DOM:	2
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Hamilton Mountain (16)	Rooms:	8
Neighbhd:	Carpenter (168)	Bedrooms:	4 (4 + 0)
Cross Street:	Rymal Road	Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	0-5 Years / 2014	3 pc Baths:	0
Zoning:		4 pc Baths:	1
		5+ pc Baths:	2
Fronting On:	West	Sq Ft / Src:	2,907 / Builder floor plan(s)
Lot Front/Depth:	40.52 Feet / 98.43 Feet	Lot Shape:	Irregular
Acres/Range:	less than .50	Lot Irregs:	

Legal Desc

LOT 71, PLAN 62M1180 SUBJECT TO AN EASEMENT IN GROSS AS IN WE860993 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2022/11/07 AS IN WE867139 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2024/10/30 AS IN WE998934 CITY OF HAMILTON

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	17'5" x 16'10"	5.31 x 5.13	
Living Room	M	11'7" x 11'8"	3.53 x 3.56	
Great Room	M	14'10" x 14'0"	4.52 x 4.27	
Dining Room	M	14'10" x 11'2"	4.52 x 3.4	
Master Bedroom	2	18'8" x 14'0"	5.69 x 4.27	
Bedroom	2	14'0" x 12'2"	4.27 x 3.71	
Bedroom	2	12'0" x 13'6"	3.66 x 4.11	
Bedroom	2	12'0" x 13'3"	3.66 x 4.04	
Other (see Remarks)	LL	29'2" x 31'9"	8.89 x 9.68	
Bathroom	M			2-Piece
Bathroom	2			4-Piece
Bathroom	2			5+ Piece
Bathroom	2			5+ Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Other (see Remarks)
Exterior Finish:	Brick	Fireplace:		Waterfront:	None
Roof Type/ Shingles rplcd:	Asphalt Shingle / (Full)	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Unfinished	Water Meter:	Yes	Visitable:	No
Basement Devel:	Private Double Wide(4)	Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Attached, Inside Entry[2]	UFFI:	No	Retirement Com:	
Garage (spaces):		Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater, Other (see remarks)				

Public Remarks

Welcome to 144 Medici Lane! This exceptional 4-bedroom, 4-bathroom home, located on a quiet family-friendly street in desirable Mount Hope offers all the wants! You will love coming home to this beautiful two-storey all-brick house with designer front door, double garage, and four car driveway. Stepping inside, the grand entrance is large and bright, and features high ceilings and a lovely chandelier. The main level also includes a living room and dining room, both with designer lighting and a family room with potlights -- all with hardwood floors and California shutters throughout! The exquisite eat-in kitchen boasts custom cabinetry, soft close drawers, a breakfast bar, and stainless steel appliances. The sliding glass door walkout to the rear yard also ensures lots of natural light. Upstairs, you will find four bedrooms, a laundry room, and a 5pc main bathroom that includes a linen closet. The master bedroom is spacious and immaculate, with a walk-in closet and 5pc ensuite, which includes porcelain floor, linen closet, double sinks, soaker tub and separate shower. Just minutes from shopping, restaurants, schools, greenspaces, the Lincoln Alexander Parkway and Hwy 403, this West Hamilton Mountain stunner has it all!

Financial / Additional Listing Information

Commence Date:	02/22/2019	Taxes/Year:	6,650.00/2018	Possession:	Flexible
Selling Date:		Assessment:	584,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS:	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	https://www.youtube.com/watch?v=rCe7bk-jONc&feature=youtu.be				
Virtual Tour 2:	https://www.youtube.com/watch?v=rCe7bk-jONc&feature=youtu.be				
Schools:					
Area Features:	Level, Park, Place of Worship, Public Transit, Quiet Area, Schools				
Feat/Amenities:					
Inclusions:	Washer, Dryer, Fridge, Stove, Dishwasher, all Electrical Light Fixtures, all Window Coverings. HRV System is a rental: \$29.00				
Exclusions:	None				

Listing Brokerage: [Royal LePage Burloak Real Estate Services, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: (905) 637-1700 Email: lee.budongsan@gmail.com

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H4046395
ACTIVE

93 Honeysuckle Crescent, Hamilton

\$859,800
Sale

Listing Information



Type:	Detached	DOM:	5
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Ancaster (42)	Rooms:	9
Neighbhd:	Meadowlands (423)	Bedrooms:	4 (4 + 0)
Cross Street:	Scenic/Mohawk Rd W	Bathrooms:	4 (4 + 0)
Location:	Urban	2 pc Baths:	0
Age / Year:	16-30 Years / 1988	3 pc Baths:	1
Zoning:		4 pc Baths:	1
		5+ pc Baths:	2
Fronting On:	South	Sq Ft / Src:	3,269 / Public Records
Lot Front/Depth:	54.39 Feet / 114.57 Feet	Lot Shape:	Irregular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	PCL 94-1, SEC 62M443 ; LT 94, PL 62M443 , S/T LT205550 ; HAMILTON		

Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	17' x 16'	5.18 x 4.88	
Living Room	M	15' x 12'	4.57 x 3.66	
Dining Room	M	13'6" x 12'	4.11 x 3.66	
Eat in Kitchen	M	19'6" x 12'	5.94 x 3.66	
Family Room	M	17'8" x 12'	5.38 x 3.66	Fireplace
Den	M	13' x 9'6"	3.96 x 2.9	
Bathroom	M			4-Piece
Master Bedroom	2	20' x 12'	6.1 x 3.66	
Ensuite	2			5+ Piece
Bedroom	2	13' x 10'	3.96 x 3.05	
Bathroom	2			5+ Piece
Bedroom	2	13' x 13'	3.96 x 3.96	
Bedroom	2	15'6" x 13'	4.72 x 3.96	
Recreation Room	B	41' x 12'	12.5 x 3.66	
Other (see Remarks)	B	13' x 9'6"	3.96 x 2.9	
Bathroom	B			3-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay
Exterior Finish:	Brick	Fireplace:	Fireplace Insert	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	Inground
Basement:	(Full)	Water Meter:	Yes	Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/ Escalator:	
Parking (spaces):	Private Double Wide(4)	UFFI:	No	Retirement Com:	
Garage (spaces):	Attached, Inside Entry[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	100 /		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

A rare find, location, location. All brick home in Ancaster's desirable Scenic Woods, steps to conservation trails, approx 4300 sq ft fully finished living space. Features Nanny's quarters, main floor home office, bright lower level can easily be bright in-law set up. Open concept family room, walk out from kitchen to covered patio & heated in-ground pool, ideal for the commuter, just minutes to Hwy 403 + Linc & Meadowlands, shopping, restaurants, theatre's, golf, just too many features to list, just move in & enjoy!

Financial / Additional Listing Information

Commence Date:	02/19/2019	Taxes/Year:	6,903.00/2018	Possession:	30 - 59 Days
Selling Date:		Assessment:	591,500/2018	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	http://www.myvisuallistings.com/vt/275563				
Virtual Tour 2:					
Schools:					
Area Features:	Golf, Greenbelt/Conservation, Park, Public Transit, Quiet Area, Rec./Commun.Centre				
Feat/Amenities:					
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, all elf's.				
Exclusions:					

Listing Brokerage: **Re/Max Escarpment Realty Inc., Brokerage**

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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H4046531
ACTIVE

84 Turi Drive, Hamilton

\$879,900
Sale

Listing Information



Type:	Detached	DOM:	4
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Glanbrook (53)	Rooms:	9
Neighbrhd:	Rural Glanbrook (530)	Bedrooms:	4 (4 + 0)
Cross Street:	Twenty Road East & G	Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	0-5 Years /	3 pc Baths:	0
Zoning:		4 pc Baths:	2
		5+ pc Baths:	0
Fronting On:	North	Sq Ft / Src:	2,720 / Builder floor plan(s)
Lot Front/Depth:	40.00 Feet / 102.00 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	39.61 x 101.70
Legal Desc:	LOT 3, PLAN 62M1192 SUBJECT TO AN EASEMENT IN GROSS AS IN WE900357		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	15'0" x 17'0"	4.57 x 5.18	California Shutters, Hardwood Floor
Family Room	M	15'0" x 17'0"	4.57 x 5.18	California Shutters, Fireplace, Hardwood Floor
Dining Room	M	15'0" x 11'0"	4.57 x 3.35	Crown Moulding
Breakfast	M	14'2" x 10'0"	4.32 x 3.05	California Shutters, Hardwood Floor
Kitchen	M	14'2" x 10'6"	4.32 x 3.2	Professionally Designed
Laundry Room	M	8'0" x 6'2"	2.44 x 1.88	
Master Bedroom	2	19'8" x 14'2"	5.99 x 4.32	Ensuite Priv ilege, Jetted Bathtub, Walk-in Closet
Bedroom	2	11'8" x 16'0"	3.56 x 4.88	California Shutters, Hardwood Floor
Bedroom	2	14'0" x 12'6"	4.27 x 3.81	California Shutters, Hardwood Floor
Bedroom	2	13'6" x 13'2"	4.11 x 4.01	California Shutters, Hardwood Floor
Ensuite	2			4-Piece
Bathroom	2			4-Piece
Bathroom	M			2-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stone, Stucco (Plaster)	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Double Wide(2)	UFFI:		Retirement Com:	
Garage (spaces):	Attached, Inside Entry[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Family Friendly Glanbrook! Fantastic 4 Bedroom, 3 Washrooms 4 Years New, \$150K+ Quality Upgrades. The Open Concept Main Floor Has Open To Above Foyer, 9Ft Ceiling And Gleaming Hardwood Floors, Custom Stone Mantle Gas Fireplace And Customised 2nd Floor Plan Has A Huge Master With Gigantic Windows, California Shutters. State Of The Art Kitchen With Built-In Appliance, Huge Island, Special Under Mount And Above Cabinet Lights, Custom Back Splash. Professionally landscaped with exposed concrete driveway, porch and steps, walkway, beautiful deck with lifetime warranty material and lighting.

Financial / Additional Listing Information

Commence Date:	02/20/2019	Taxes/Year:	5,669.42/2018	Possession:	90+ Days
Selling Date:		Assessment:	564,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS:	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	http://www.myvisuallistings.com/vtnb/275559				
Virtual Tour 2:	http://www.myvisuallistings.com/vt/275559				
Schools:					
Area Features:					
Feat/Amenities:					
Inclusions:	B/I Microwave, B/I Oven, Stove, Fridge, Dish Washer, Laundry Washer & Dryer. All Elf And Window Coverings Except Family & Master.				
Exclusions:	Family Room And Master Bed Custom Drapes Are Not Included In Price.				

Listing Brokerage: [Grand Victoria Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: (905) 637-1700 Email: lee.budongsan@gmail.com

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H4046723
ACTIVE

8 Buttercup Crescent, Waterdown

\$889,900
Sale



Listing Information

Type:	Detached	DOM:	5
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Waterdown (46)	Rooms:	7
Neighbhd:	Waterdown East (461)	Bedrooms:	4 (4 + 0)
Cross Street:	Spring Creek	Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years /	3 pc Baths:	0
Zoning:		4 pc Baths:	3
Fronting On:	East	5+ pc Baths:	0
Lot Front/Depth:	41.99 Feet / 93.50 Feet	Sq Ft / Src:	2,745 / Public Records
Acres/Range:	less than .50	Lot Shape:	Rectangular
Legal Desc:	LOT 2, PLAN 62M1101, S/T EASEMENT IN GROSS OVER LOT 2, PLAN 62M1101 AS IN WES187		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Dining Room	M	15'8" x 19'9"	4.78 x 6.02	
Kitchen	M	11'1" x 16'7"	3.38 x 5.05	
Family Room	M	13'7" x 15'7"	4.14 x 4.75	
Mud Room	M			
Bedroom	2	21'7" x 13'7"	6.58 x 4.14	
Bedroom	2	14' x 10'9"	4.27 x 3.28	
Bedroom	2	12'7" x 9'9"	3.84 x 2.97	
Bedroom	2	9'8" x 10'1"	2.95 x 3.07	
Family Room	B			
Bathroom	M			2-Piece
Bathroom	2			4-Piece
Bathroom	2			4-Piece
Bathroom	B			4-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay
Exterior Finish:	Brick	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Front Yard(4)	UFFI:	Yes	Retirement Com:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Public Open House Sunday March 3rd from 2:00 - 4:00 Stunning 4 bedroom, 4 bathroom house in immaculate condition. 2745 sq ft on the main and upper level plus a stunning professionally finished basement. Open concept floor plan with 9ft ceilings on the main level. Mudroom on the main floor and upstairs laundry! Huge master bedroom retreat with a large ensuite.

Financial / Additional Listing Information

Commence Date:	02/19/2019	Taxes/Year:	6,460.37/2018	Possession:	60 - 89 Days
Selling Date:		Assessment:	614,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	Call LBO	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:					
Feat/Amenities:					
Inclusions:	Existing stainless steel appliances, fridge, stove, hood dishwasher, white washer and dryer, central air conditioning, all window blinds.				
Exclusions:					

Listing Brokerage: [Royal LePage Terrequity Platinum Realty, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30712968
ACTIVE

231 Greti Drive, Hamilton

\$889,900
Sale



Listing Information

Type: **Detached**
Style: **2 Storey**
Region: **Hamilton**
Municipality: **Glanbrook (53)**
Neighbourhood: **Rural Glanbrook (530)**
Cross Street:
Location: **Urban**
Age / Year: **0-5 Years / 2014**
Zoning: **ER**

DOM: **5**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **11**
Bedrooms: **4 (4 + 0)**
Bathrooms: **3 (2 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **0**
5+ pc Baths: **2**
Sq Ft / Src: **2,900 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

Fronting On: **West**
Lot Front/Depth: **42.09 Ft x 100.46 Ft**
Acres/Range: **less than .50**

**PT LT 7, CON 2 GLANFORD, PT 3, PL 62R18972; GLANBROOK
SUBJECT TO AN EASEMENT IN GROSS AS IN WE799000 CITY OF
HAMILTON**

Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Legal Desc

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	13'7" x 14'7"	4.14 x 4.44	
Dining Room	M	13'7" x 11'0"	4.14 x 3.35	
Eat in Kitchen	M	17'3" x 21'9"	5.26 x 6.63	
Bathroom	M			2-Piece
Foyer	M	10'11" x 10'0"	3.33 x 3.05	
Ensuite	2	8'10" x 11'6"	2.69 x 3.51	5+ Piece
Bedroom	2	11'8" x 14'5"	3.56 x 4.39	
Bathroom	2	9'5" x 8'0"	2.87 x 2.44	5+ Piece
Master Bedroom	2	15'6" x 19'9"	4.72 x 6.02	
Bedroom	2	13'6" x 10'9"	4.11 x 3.28	
Bedroom	2	11'6" x 13'3"	3.51 x 4.04	

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick, Stone, Stucco (Plaster)**
Roof Type/ Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Devel: **Unfinished**
Parking (spaces): **Front Yard, Private Double Wide(2)**
Garage (spaces): **Attached[2]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**
Heat Src/Type: **Gas / Forced Air**
Fireplace: **Natural Gas**
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
Soil Type:
Waterfront: **None**
Pool: **None**
Visible:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

Exceptionally built custom home, loaded with upgrades. Curb appeal with attractive stucco, stone and brick exterior. Aggregate & stamped concrete drive & walkways. Spacious and bright, open concept interiors. No carpet—porcelain tile and hardwood flooring throughout. Spacious 2900 sq ft. Features vaulted foyer entrance w/24x24 porcelain tiles that carry into the custom kitchen w maple cupboards (soft close), granite, under cabinet lighting, & island, perfect for entertaining & open to the family and dining room w/ 3/4 inch hardwood. Custom crown moulding & California blinds throughout. Ironspindle railing on oak staircase. Same gorgeous hardwood throughout bedroom area. Walk-in closets in each bedroom. Master features a stunning cathedral ceiling & zen ensuite with double sink, custom mirror, granite counter, corner jetted tub & separate shower. Main bath w/double sinks, custom mirror & vanity table. Walkout from the kitchen to the fenced yard with aggregate patio & natural gas BBQ hookup—plenty of space and features to enjoy long Summer nights! Features Area Influences: School Bus Route,

Financial / Additional Listing Information

Commence Date: **02/19/2019**
Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1: <http://unbranded.mediatours.ca/property/231-greti-drive-hamilton/#video>
Virtual Tour 2:
Schools: **Ray Lewis - English Lawfield - French Immersion**
Area Features: **Arts Centre, Beach, Campground, Golf, Greenbelt/Conservation, Hospital, Library, Major Highway, Park, Place of Worship, Public Transit, Quiet Area, Schools, Other (see Remarks)**
Feat/Amenities:
Inclusions: **Fridge, Stove, Washer, Dryer, Dishwasher, All Electrical Light Fixtures, Window Coverings.**
Exclusions:

Listing Brokerage: **Re/Max Garden City Realty Inc, Brokerage, Brokerage**

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30713188
ACTIVE

119 Celano Drive, Hamilton

\$938,888
Sale

Listing Information



Type:	Detached	DOM:	4
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Waterdown (46)	Rooms:	11
Neighbhd:	Waterdown East (461)	Bedrooms:	4 (4 + 0)
Cross Street:		Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	0-5 Years / 2016	3 pc Baths:	0
Zoning:	RESIDENTIAL	4 pc Baths:	1
Fronting On:		5+ pc Baths:	1
Lot Front/Depth:	38.17 Ft / 104.20 Ft	Sq Ft / Src:	2,752 / Builder floor plan(s)
Acres/Range:	less than .50	Lot Shape:	Rectangular
		Lot Irregs:	

LOT 138, PLAN 62M1231 SUBJECT TO AN EASEMENT IN GROSS AS IN WELL42076 TOGETHER WITH AN EASEMENT OVER PART 139, 62R20435 AS IN WELL1174884(MORE)

Legal Desc

Next OH: **Member: Tue Feb 26, 11:00AM-1:00PM**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Family Room	M	16'0" x 13'0"	4.88 x 3.96	
Kitchen	M	14'0" x 13'8"	4.27 x 4.17	
Dining Room	M	13'6" x 11'10"	4.11 x 3.61	
Master Bedroom	2	15'7" x 14'0"	4.75 x 4.27	
Bedroom	2	13'4" x 12'0"	4.06 x 3.66	
Bedroom	2	12'6" x 13'6"	3.81 x 4.11	
Bedroom	2	12'8" x 11'11"	3.86 x 3.63	
Breakfast	M	12'0" x 12'0"	3.66 x 3.66	
Bathroom	M			2-Piece
Ensuite	2			5+ Piece
Bathroom	2			4-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stone, Stucco (Plaster)	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:	Yes	Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Private Double Wide(2)	UFFI:	No	Retirement Com:	No
Garage (spaces):	Attached(0)[2]	Energy Cert Lvl:		Recreational Use:	No
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

This must see stunning 4-bedroom Mattamy home boasts over 2,750 SF of living space in sought after Waterdown. This is one of the few homes in this development with a large home on an extra deep lot (104 foot depth). The grand open foyer creates a majestic feel with the curved upgraded light oak staircase. The main floor has beautiful hardwood and tile throughout. Enjoy the family room with upgraded gas fireplace fully equipped with a heating control fan and installed with a Marble slab inlay on the fireplace mantel. The kitchen has been upgraded with a beautiful hood fan above the stove, backsplash, stainless appliances, pendant lighting and pot lights. The laundry is conveniently located on the second floor and has been upgraded to include cabinets, organizers and countertops. You'll love the large master with upgraded ensuite shower and bathtub and walk-in "his" and "her" separate closets. The large open basement awaits your creativity. Located in close proximity to both Burlington and Waterdown Go Train Stations, extensive walking trails, City View Park, Amenities, Top Rated Schools and so much more! Only 10 kms from Downtown Burlington. This home is completely turn-key. Don't miss this rare opportunity!

Financial / Additional Listing Information

Commence Date:	02/20/2019	Taxes/Year:	7,020.64/2018	Possession:	Flexible
Selling Date:		Assessment:	674,000/2016	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:					
Feat/Amenities:					
Inclusions:	Window Coverings, Light Fixtures, S/S Fridge, Dishwasher, Stove & Hood Fan, Microwave, Washer & Dryer				
Exclusions:					

Listing Brokerage: [Royal LePage Real Estate Services Ltd., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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H4046588
ACTIVE

211 Mother's Street, Hamilton

\$949,900
Sale

Listing Information



Type:	Detached	DOM:	4
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Glanbrook (53)	Rooms:	8
Neighbhd:	Rural Glanbrook (530)	Bedrooms:	5 (5 + 0)
Cross Street:	Upper James	Bathrooms:	4 (4 + 0)
Location:	Rural	2 pc Baths:	0
Age / Year:	0-5 Years /	3 pc Baths:	1
Zoning:		4 pc Baths:	1
		5+ pc Baths:	2
Fronting On:	North	Sq Ft / Src:	3,591 / Public Records
Lot Front/Depth:	49.64 Feet / 111.15 Feet	Lot Shape:	Irregular
Acres/Range:	less than .50	Lot Irregs:	117.38 FT
Legal Desc:	LOT 36, PLAN 62M1144 SUBJECT TO AN EASEMENT IN GROSS AS IN WE720691 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2016/11/28 AS IN WE800038 CITY OF HAMILTON		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Bedroom	M	11'6" x 11'0" x 9'0"	3.51 x 3.35 x 2.74	
Dining Room	M	18'4" x 12'0" x 9'0"	5.59 x 3.66 x 2.74	
Kitchen	M	23'8" x 14'6" x 9'0"	7.21 x 4.42 x 2.74	
Family Room	M	19'0" x 15'0" x 9'0"	5.79 x 4.57 x 2.74	
Master Bedroom	2	18'4" x 14'8" x 8'0"	5.59 x 4.47 x 2.44	
Bedroom	2	15'6" x 12'0" x 8'0"	4.72 x 3.66 x 2.44	
Bedroom	2	13'6" x 12'6" x 8'0"	4.11 x 3.81 x 2.44	
Bedroom	2	15'6" x 12'0" x 8'0"	4.72 x 3.66 x 2.44	
Bathroom	M			3-Piece
Bathroom	2			4-Piece
Bathroom	2			5+ Piece
Bathroom	2			5+ Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stone, Stucco (Plaster)	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:	Yes	Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Private Double Wide(4)	UFFI:	No	Retirement Com:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Welcome to your own private oasis. This gorgeous floor plan is 3591 sq. ft. of total impeccability. From entertaining to large families this home will not disappoint. The upgraded kitchen, fully loaded, including butler bar and full pantry can sustain any chef's needs. Main floor living room, bedroom and full bathroom can fulfill in-law privilege or used as den with 13' ceiling. Book your showing today - don't miss your opportunity. RSA.

Financial / Additional Listing Information

Commence Date:	02/20/2019	Taxes/Year:	7,251.96/2018	Possession:	Flexible
Selling Date:		Assessment:	725,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	Included	SPIS:	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:	CORPUS CHRISTI / RAY LEWIS BISHOP TONNOS / NORA FRANCIS				
Area Features:					
Feat/Amenities:					
Inclusions:	Fridge, Freezer, Dishwasher, Microwave, Stove, Washer, Dryer, Blinds and Curtains.				
Exclusions:	Jewelry Amore in Master Bedroom, TV Mounts.				

Listing Brokerage: [Re/Max Escarpment Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: (905) 637-1700 Email: lee.budongsan@gmail.com

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H4046592
ACTIVE

691 Highvalley Road, Ancaster

\$998,900
Sale



Listing Information

Type:	Detached	DOM:	4
Style:	Bungalow	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Ancaster (42)	Rooms:	7
Neighbrhd:	Ancaster Heights / Mohawk Meadows / Weywood (422)	Bedrooms:	4 (3 + 1)
Cross Street:	Mohawk	Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years / 2000	3 pc Baths:	1
Zoning:		4 pc Baths:	2
Fronting On:	North	5+ pc Baths:	0
Lot Front/Depth:	75.46 Feet / 106.89 Feet	Sq Ft / Src:	2,248 / Public Records
Acres/Range:	less than .50	Lot Shape:	Rectangular
Legal Desc:	LOT 3, PLAN 62M833, ANCASTER. CITY OF HAMILTON		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Bathroom	B			3-Piece
Bathroom	M			2-Piece
Ensuite	M			4-Piece
Bathroom	2			4-Piece
Master Bedroom	M	17'6" x 12'	5.33 x 3.66	
Den	M	13'5" x 12'1"	4.09 x 3.68	
Dining Room	M	13'1" x 11'8"	3.99 x 3.56	
Eat in Kitchen	M	17'11" x 10'9"	5.46 x 3.28	
Laundry Room	M	8' x 5'11"	2.44 x 1.8	
Living Room	M	17'11" x 13'10"	5.46 x 4.22	
Bedroom	2	14'3" x 12'5"	4.34 x 3.78	
Bedroom	2	11'4" x 11'	3.45 x 3.35	
Bedroom	B	11'8" x 10'9"	3.56 x 3.28	

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stucco (Plaster)	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	
Basement Devel:	Partially Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Single Wide(4)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

One of the best locations in Ancaster, this house is in the Tiffany Falls neighbourhood. Open and bright floor plan with vaulted ceilings over the living room and kitchen. Main floor master bedroom complete with full ensuite, large walk in closet, and garden doors leading to beautifully manicured backyard. Upstairs loft includes two good size bedrooms and a full bathroom. You'll love the oversize garage with access to the main floor and second

Financial / Additional Listing Information

Commence Date:	02/20/2019	Taxes/Year:	8,256.99/2018	Possession:	Flexible
Selling Date:		Assessment:	771,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:					
Feat/Amenities:					
Inclusions:					
Exclusions:					

Listing Brokerage: [Purplebricks, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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H4046573
ACTIVE

1460 Limeridge Road E, Hamilton

\$1,049,900
Sale

Listing Information



Type:	Detached	DOM:	3
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Hamilton Mountain (26)	Rooms:	9
Neighbrhd:	Trenholme (263)	Bedrooms:	4 (4 + 0)
Cross Street:	Mountain Brow Blvd	Bathrooms:	4 (2 + 2)
Location:	Urban	2 pc Baths:	2
Age / Year:	16-30 Years / 2003	3 pc Baths:	0
Zoning:		4 pc Baths:	1
		5+ pc Baths:	1
Fronting On:	South	Sq Ft / Src:	2,976 / Public Records
Lot Front/Depth:	77.65 Feet / 100.00 Feet	Lot Shape:	Rectangular
Acres/Range	less than .50	Lot Irregs:	
Legal Desc	PCL PLAN 1, SEC M218, LT 2 PL M218; HAMILTON		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	18'8" x 18'7"	5.69 x 5.66	
Dining Room	M	13'9" x 12'7"	4.19 x 3.84	
Eat in Kitchen	M	16'4" x 12'5"	4.98 x 3.78	
Family Room	M	20'8" x 16'5"	6.3 x 5	Fireplace
Bathroom	M			2-Piece
Office	M	13'9" x 9'10"	4.19 x 3	
Master Bedroom	2	18'0" x 16'7"	5.49 x 5.05	
Ensuite	2	14'9" x 8'3"	4.5 x 2.51	5+ Piece
Bedroom	2	11'11" x 9'11"	3.63 x 3.02	
Bedroom	2	12'3" x 11'11"	3.73 x 3.63	
Bedroom	2	13'6" x 9'8"	4.11 x 2.95	
Bathroom	2			4-Piece
Family Room	B	22'8" x 14'11"	6.91 x 4.55	Fireplace
Games Room	B	23'9" x 13'10"	7.24 x 4.22	
Bathroom	B			2-Piece
Laundry Room	B	10'8" x 7'4"	3.25 x 2.24	
Storage Room	B			
Storage Room	B			

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stucco (Plaster)	Fireplace:	Natural Gas	Waterfront:	
Roof Type/		Water Src/Supply:	Municipal /	Pool:	Inground
Shingles rplcd:	Asphalt Shingle / 2018	Water Meter:	Yes		
Basement:	(Full)	Sewer:	Sewer	Visitable:	
Basement Devel:	Fully Finished	UFFI:	No	Elevator/Escalator:	
Parking (spaces):	Private Triple Plus Wide(9)	Energy Cert Lvl:		Retirement Com:	
Garage (spaces):	Attached[3]	Amps/Volts:	/	Recreational Use:	
Other Structures:					
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Unique opportunity to own a custom built circa 2002, 2 storey home with over 3,000 sq ft living space and gorgeous gardens. Great family neighbourhood and adjacent to Bruce Trail, Albion Falls, Rail Trail, Mohawk Sports Park/4-Ice pad. This immaculately kept home offers 4 bedrooms, 2 full baths and 2 half baths. The main floor boasts large open concept living room/dining room with soaring ceilings, updated eat-in kitchen with moveable island, granite countertops and walkout to a backyard oasis, a main floor family room with gas fireplace, powder room and private office. The second floor offers large master suite with huge walk-in closet and 5 pc ensuite, 4 pc main bath and 3 more bedrooms. Basement is fully finished perfect for entertaining with family room w/gas FP and games room with pool table, large laundry room, 2 pc bath and loads of storage space. This home is completed with a tiled triple-car garage, interlock driveway that parks at least 9 cars, Trillium Award-winning gardens, an irrigation system, a back yard with an inground pool nestled in gardens, and more. RSA

Financial / Additional Listing Information

Commence Date:	02/21/2019	Taxes/Year:	8,091.00/2018	Possession:	Flexible
Selling Date:		Assessment:	707,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS:	No
Condo Corp#:		Survey:	Available		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	http://www.ispacetours.net/1460-limeridge-rd-e_daniel_jmr/				
Virtual Tour 2:					
Schools:					
Area Features:					
Feat/Amenities:					
Inclusions:	All window coverings, all electrical light fixtures, pool table, all pool equipment, all C/V attachments, garage door opener and remotes, 4 refrigerators, 1 deep freeze, washer, dryer, dishwasher, stove, microwave, book shelves in basement				
Exclusions:					

Listing Brokerage: [Judy Marsales Real Estate Ltd., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
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