

Listing Information Sheet

H4047089
ACTIVE

109 Meadow Wood Crescent, Stoney Creek

\$478,000
Sale

Listing Information



Type:	Attached/Row	DOM:	2
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Stoney Creek (50)	Rooms:	7
Neighbrhd:	Heritage Green (500)	Bedrooms:	3 (3 + 0)
Cross Street:	Old Mud St	Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years /	3 pc Baths:	0
Zoning:		4 pc Baths:	2
		5+ pc Baths:	0
Fronting On:	North	Sq Ft / Src:	1,132 / 3rd Party
Lot Front/Depth:	19.69 Feet / 87.83 Feet	Lot Shape:	Measuring Service
Acres/Range:	less than .50	Lot Irregs:	Square
Legal Desc:	Plan 62M1027 Pt Blk 36 RP 62R172J6 Part 20		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	20'5" x 9'5"	6.22 x 2.87	
Dining Room	M	20'5" x 9'5"	6.22 x 2.87	
Kitchen	M	17'4" x 8'8"	5.28 x 2.64	
Breakfast	M	17'4" x 8'8"	5.28 x 2.64	
Master Bedroom	2	15'1" x 13'2"	4.6 x 4.01	
Bedroom	2	15'7" x 9'5"	4.75 x 2.87	
Bedroom	2	12'6" x 9'1"	3.81 x 2.77	
Bathroom	M			2-Piece
Bathroom	2			4-Piece
Bathroom	2			4-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Other (see Remarks)
Exterior Finish:	Brick	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle / (Full)	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Single Wide(2)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[1]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	None				

Public Remarks

Open House Saturday, March 2 1:00 - 4:00 & Sunday, March 3 1:00 - 4:00 Great opportunity to own an immaculate and large 2 storey 3 BR freehold townhome on a crescent, with a practical layout and unspoiled basement awaiting your personal touch. This great home or investment features 3 good size bedrooms, large master ensuite and walk-in closet. Hardwood and ceramic floors throughout on main flr, new quartz countertops in kit & baths. Close to shopping, schools, transportation and 5 min drive to QEW and Lake Ontario. Must be seen to be appreciated.

Financial / Additional Listing Information

Commence Date:	02/27/2019	Taxes/Year:	3,575.88/2018	Possession:	Flexible
Selling Date:		Assessment:	349,000/2016	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:					
Area Features:					
Feat/Amenities:					
Inclusions:	All new stainless steel Samsung appliances - double door fridge, flat stove, range-hood and built-in dishwasher. New washer and dryer				
Exclusions:					

Listing Brokerage: [Re/Max Realtron Marius Mitrofan Group, Brokerage](#)

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

H4047028
ACTIVE

90 Raymond Road #16, Ancaster

\$587,500
Sale

Listing Information



Type: **Townhouse**
Style: **2 Storey**
Region: **Hamilton**
Municipality: **Ancaster (42)**
Neighbrhd: **Meadowlands (423)**
Cross Street: **Stonehenge Drive**
Location: **Urban**
Age / Year: **0-5 Years / 2016**
Zoning

Fronting On: **South**
Lot Front/Depth: **23.09 Feet / 86.02 Feet**
Acres/Range: **less than .50**

Legal Desc

PART BLOCK 309, PLAN 62M1158 PARTS 59 & 60 62R20250

DOM: **1**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **5**
Bedrooms: **3 (3 + 0)**
Bathrooms: **4 (3 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **3**
5+ pc Baths: **0**
Sq Ft / Src: **1,567 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	10'5" x 5'10"	3.17 x 1.78	
Living Room	M	21' x 11'	6.4 x 3.35	Fireplace
Eat in Kitchen	M	18'7" x 8'5"	5.66 x 2.57	Sliding Doors
Bathroom	M			2-Piece
Loft	2	8'8" x 6'	2.64 x 1.83	
Master Bedroom	2	13'9" x 13'5"	4.19 x 4.09	Hardwood Floor
Ensuite	2			4-Piece
Bedroom	2	10'10" x 9'5"	3.3 x 2.87	
Bedroom	2	11' x 9'8"	3.35 x 2.95	
Bathroom	2			4-Piece
Recreation Room	B	12'9" x 10'	3.89 x 3.05	
Office	B	11' x 8'	3.35 x 2.44	
Bathroom	B			4-Piece
Utility	B			

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick, Stone, Stucco (Plaster)**
Roof Type/
Shingles rplcd: **Asphalt Shingle /**
Basement: **(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Private Single Wide(1)**
Garage (spaces): **Attached, Inside Entry[1]**
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**
UFFI: **No**
Energy Cert Lvl:
Amps/Volts: **/**

Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

This simply gorgeous end unit, Winzen built townhome in Ancaster Meadowlands has all the upgrades! Through the front door you will find a spacious foyer with rich dark hardwood staircase leading to the second level. The main floor boasts dark hardwood flooring and stunning, intricate crown moulding & California shutters. The kitchen is lovely, with light cabinetry, custom backsplash, dark granite countertops, stainless steel appliances, island & breakfast area with sliding doors to the yard. The second level offers the same dark hardwood throughout the bedrooms and hallway and includes a spacious Master with large walk-in closet and 4-pc ensuite; 2 additional bedrooms; 4-pc bath; laundry room and loft/office area. The lower level has been professionally finished and includes a generous Rec Rm, office/den and stunning 4 pc bath with sliding barn doors, free-standing soaker tub, separate glass shower and high end fixtures. Incredible natural light throughout this home. Room Sizes Approx. Close to all amenities and excellent schools.

Financial / Additional Listing Information

Commence Date: **02/28/2019**
Selling Date:
Ownership Type:
Condo Corp#:
Condo Fee:

Taxes/Year: **4,559.72/2018**
Assessment: **452,000/2016**
HST Applicable: **No**
Survey: **None**
Addl Mthly Fees: **90**

Possession: **Flexible**
Possession Date:
SPIS: **No**

Included in Fees:

Virtual Tour 1: <https://my.matterport.com/show/?m=UTprSjcfBat>

Virtual Tour 2:

Schools: **TIFFANY HILL HOLY NAME OF MARY ANCASTER HIGH SCHOOL BISHOP TONNOS**
Area Features: **Park, Place of Worship, Rec./Commun.Centre, Schools**

Feat/Amenities:

Inclusions: **FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, ALL ELFS, ALL WINDOW COVERINGS**

Exclusions:

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

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

H4047015
ACTIVE

88 Great Oak Trail, Hamilton

\$599,900
Sale



Listing Information

Type:	Detached	DOM:	1
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Glanbrook (53)	Rooms:	5
Neighbrhd:	Binbrook Municipal (532)	Bedrooms:	3 (3 + 0)
Cross Street:	Binbrook Rd	Bathrooms:	4 (2 + 2)
Location:	Urban	2 pc Baths:	2
Age / Year:	6-15 Years / 2006	3 pc Baths:	0
Zoning:		4 pc Baths:	2
		5+ pc Baths:	0
Fronting On:	West	Sq Ft / Src:	1,568 / 3rd Party Measuring Service
Lot Front/Depth:	36.09 Feet / 109.69 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	LOT 17, PLAN 62M1062; S/T EASEMENT IN GROSS AS IN WE403536		

Next OH: **Public: Sun Mar 3, 2:00PM-4:00PM**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Recreation Room	B	13' x 11'5"	3.96 x 3.48	
Den	B	10'7" x 10'	3.23 x 3.05	
Bathroom	B			2-Piece
Laundry Room	B			
Family Room	M	13'4" x 17'4"	4.06 x 5.28	
Eat in Kitchen	M	10'10" x 10'4"	3.3 x 3.15	
Bathroom	M			2-Piece
Master Bedroom	2	17'6" x 12'1"	5.33 x 3.68	Ensuite Privilege
Bedroom	2	11'11" x 9'9"	3.63 x 2.97	
Bedroom	2	11' x 11'9"	3.35 x 3.58	
Bathroom	2			4-Piece
Bathroom	2			4-Piece

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 / (Full)	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Fully Finished	Water Meter:		Visitable:	
Basement Devel:	Front Yard(2)	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Attached[1.5]	UFFI:		Retirement Com:	
Garage (spaces):	Shed	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Move in ready, 3 bedroom, 4 bath home in the heart Binbrook. With approx. 2200 sq ft of finished living space (1568 sq. ft above grade), has a modern open concept design, perfect for a young family or entertaining. The front hallway leads you to a cozy family room with gas fireplace & hardwood floors. A fresh look in the kitchen with beautiful white cabinets, sparkling granite counter tops and stone back splash. This home is situated on a deep 110' (approx.) lot for the kids to enjoy. A professionally constructed finished basement, with 2 pc bath and spare room that works great as an office or home gym. Close to schools, Binbrook Conservation Area and shops, this is a house that you would feel lucky to call a home.

Financial / Additional Listing Information

Commence Date:	02/28/2019	Taxes/Year:	3,504.00/2018	Possession:	60 - 89 Days
Selling Date:		Assessment:	372,000/2016	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:	https://bit.ly/2BWfmiJ				
Schools:	BELLMOORE, ST.MATTHEWS SALT FLEET, BISHOP RYAN				
Area Features:	Golf, Greenbelt/Conservation, Lake/Pond, Level, Library, Park, Rec./Commun.Centre, Schools				
Feat/Amenities:					
Inclusions:	Fridge, Stove, Dishwasher, Microwave, Central Vac & Attachments, Window Coverings, GDO & Remote, ELFS				
Exclusions:					

Listing Brokerage: [Keller Williams Complete Realty, Brokerage](#)

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

H4046730
ACTIVE

85 Liddycoat Lane, Ancaster

\$549,900
Sale



Listing Information

Type: **Townhouse**
Style: **3 Level Backsplit**
Region: **Hamilton**
Municipality: **Ancaster (42)**
Neighbrhd: **Maple Lane Annex (427)**
Cross Street: **Wilson & Shaver**
Location: **Urban**
Age / Year: **6-15 Years /**
Zoning

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

Fronting On:
Lot Front/Depth: /
Acres/Range

Sq Ft / Src: **1,450 / LBO provided**
Lot Shape:
Lot Irregs:

Legal Desc

**UNIT 58, LEVEL 1, WENTWORTH STANDARD CONDOMINIUM
PLAN NO. 430 AND ITS APPURTENANT INTEREST SUBJECT TO
AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A
AS IN WE522874 CITY OF HAMILTON**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Eat in Kitchen	M	19'8" x 9'0"	5.99 x 2.74	Balcony/Deck, Hardwood Floor
Living Room	M	19'8" x 11'5"	5.99 x 3.48	Fireplace
Bathroom	M			2-Piece
Master Bedroom	2	14'6" x 13'	4.42 x 3.96	Walk-in Closet
Ensuite	2			3-Piece
Bedroom	3	12'4" x 11'	3.76 x 3.35	
Bedroom	3	11' x 9'6"	3.35 x 2.9	
Bathroom	3			4-Piece
Family Room	LL	20' x 13'	6.1 x 3.96	
Foyer	O			

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick, Stone**
Roof Type/
Shingles rplcd: **Asphalt Shingle /**
Basement: **(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Front Yard(1)**
Garage (spaces): **Attached, Inside Entry[1]**
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**
UFFI:
Energy Cert Lvl:
Amps/Volts: /

Soil Type:
Waterfront:
Pool:
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

Move in ready to this immaculate and spacious end unit with open living concept built by Marz Homes. Quality built townhome with brick and stone exterior and noise reduction and safety block wall construction between each units. Main level offers extra large living room complete with gas fireplace and a feature stone wall. Beautiful maple eat-in kitchen with lots of pot drawers, under cabinet lighting, pantry cabinetry, complete with stainless steel appliances. Eat-in kitchen opens to an enclosed deck over looking protected conservation area. Tastefully painted and decorated, new hand grooved hardwood floor throughout the house, and plush carpet in the lower level family room. Very private, spacious master retreat complete with walk in closet and 3 piece ensuite. Upper level offers two great size bedrooms, a full bath, large linen closet, and bedroom level laundry. Basement is fully finished with walk-out to a private backyard. Conveniently located to shoppings and highway 403. Call for your private viewing, this unit won't last

Financial / Additional Listing Information

Commence Date: **02/26/2019**
Selling Date:
Ownership Type:
Condo Corp#: **430**
Condo Fee: **\$223.03**
Included in Fees: **Building Insurance, Common Elements, Parking**
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features: **Cul de Sac/Dead End, Greenbelt/Conservation, Quiet Area, Ravine, Wooded/Treed**
Feat/Amenities: **Visitor Parking, Year Round Living**
Inclusions: **All electrical light fixtures (ELFs), all window treatments, stainless steel appliances (stove, fridge, built-in dishwasher), washer and dryer, GDO, central vac attachments.**
Exclusions: **Hot water tank rental**

Taxes/Year: **3,516.00/2018**
Assessment: **365,000/2016**
HST Applicable: **No**
Survey: **Unknown**
Addl Mthly Fees: **223**

Possession: **30 - 59 Days**
Possession Date:
SPIS: **No**

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

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

H4046777
ACTIVE

248 1/2 Highland Road W, Stoney Creek

\$589,900
Sale



Listing Information

Type: **Semi-Detached**
Style: **2 Storey**
Region: **Hamilton**
Municipality: **Stoney Creek (50)**
Neighbourhd: **Felker (502)**
Cross Street: **Second Rd W**
Location: **Urban**
Age / Year: **6-15 Years / 2010**
Zoning
Fronting On: **North**
Lot Front/Depth: **29.82 Feet / 121.98 Feet**
Acres/Range: **less than .50**

DOM: **3**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **7**
Bedrooms: **4 (3 + 1)**
Bathrooms: **4 (3 + 1)**
2 pc Baths: **1**
3 pc Baths: **1**
4 pc Baths: **1**
5+ pc Baths: **1**
Sq Ft / Src: **1,610 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

Legal Desc

PT LT 2, PL 62M1134, PT 1 ON 62R18765 SUBJECT TO AN EASEMENT IN GROSS AS IN WE662428 CITY OF HAMILTON

Next OH: **Public: Sun Mar 3, 2:00PM-4:00PM**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	10'2" x 5'9"	3.1 x 1.75	
Dining Room	M	13'9" x 12'7"	4.19 x 3.84	Separate Room
Living Room	M	13'0" x 12'10"	3.96 x 3.91	Separate Room
Kitchen	M	11'9" x 9'0"	3.58 x 2.74	
Dinette	M	11'9" x 9'0"	3.58 x 2.74	Sliding Doors
Bathroom	M	4'11" x 4'10"	1.5 x 1.47	2-Piece
Master Bedroom	2	15'6" x 11'11"	4.72 x 3.63	
Ensuite	2	8'3" x 8'3"	2.51 x 2.51	5+ Piece
Bedroom	2	11'6" x 10'3"	3.51 x 3.12	
Bedroom	2	12'9" x 11'10"	3.89 x 3.61	
Bathroom	2	8'8" x 4'11"	2.64 x 1.5	4-Piece
Recreation Room	B	18'4" x 15'3"	5.59 x 4.65	
Bedroom	B	12'9" x 11'7"	3.89 x 3.53	
Bathroom	B	8'11" x 4'11"	2.72 x 1.5	3-Piece
Laundry Room	B	12'1" x 10'8"	3.68 x 3.25	
Storage 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: **None**
Roof Type/ Shingles rplcd: **Asphalt Shingle / 2010** Water Src/Supply: **Municipal /** Pool: **None**
Basement: **(Full)** Water Meter: **Yes** Visitable: **None**
Basement Devel: **Fully Finished** Sewer: **Sewer** Elevator/ Escalator: **No**
Parking (spaces): **Private Double Wide(4)** UFFI: **No** Retirement Com: **No**
Garage (spaces): **Built-In, Inside Entry[1.5]** Energy Cert Lvl: Amps/Volts: / Recreational Use: **No**
Other Structures: **Shed** Air Conditioning: **Central Air** Rental Items: **Hot Water Heater**

Public Remarks

Introducing this stunning 3+1 bedroom, 4 bathroom home – completed top to bottom! Built in 2010 with over 2100 sqft of modern finishes, there is not 1 thing left to be done here! This Losani built semi-detached home features a spacious open concept layout with separate dining room and built-in surround sound in the living room. The eat-in kitchen comes loaded with granite counter tops, gas stove and stainless steel appliances. An amazing 8ft wide sliding glass door leads you to the backyard which is surrounded with beautiful landscaping and an abundance of edible fruits and herbs to enjoy, a stamped concrete patio and an electrically wired shed. The upper level has the master suite with ensuite featuring his & her sinks, tub/shower, plus 2 other spacious bedrooms and the main 4 piece bathroom. The fully finished basement includes a large rec room, the 4th bedroom and a full bathroom. 2 large storage rooms, a laundry room and cold cellar. The 1.5 garage offers even more storage space and the extra wide driveway allows for up to 4 parked cars + plenty of available street parking right out front! This home is absolutely stunning. Sitting in a very sought after neighbourhood on a large & private, premium lot. Close to parks, schools, shopping, transit & QEW/403. RSA.

Financial / Additional Listing Information

Commence Date: **02/26/2019** Taxes/Year: **3,941.94/2018** Possession: **90+ Days**
Selling Date: Assessment: **378,000/2016** Possession Date: **None**
Ownership Type: HST Applicable: **Included** SPIS: **No**
Condo Corp#: Survey: **None**
Condo Fee: Addl Mthly Fees:
Included in Fees:

Virtual Tour 1: <https://storage.googleapis.com/marketplace-public/slideshows/06ojWCmwjoffswrs5mAd5c740a3b1de049db9f3147d2e4062251URY4FHAfp5y2kjtOA25o.mp4>
<http://www.avu3d.com/landing-page/5274/5-248/5HighlandRoadWest>

Virtual Tour 2: <http://www.avu3d.com/landing-page/5274/5-248/5HighlandRoadWest>
Schools: **St Mark, Mount Albion Bishop Ryan, Saltfleet**
Area Features: **Library, Park, Place of Worship, Public Transit, Rec./Commun.Centre, Schools**

Feat/Amenities: **All window coverings, curtains and rods, kitchen stainless steel appliances, basement fridge, washer & dryer (gas)**
Inclusions: **Freezer in garage, 2 main floor mirrors.**
Exclusions:

Listing Brokerage: **Royal LePage Macro Realty, Brokerage**

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

H4046849
ACTIVE

199 Hunter Street W, Hamilton

\$749,900
Sale



Listing Information

Type:	Detached	DOM:	4
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Hamilton West (12)	Rooms:	6
Neighbrhd:	Kirkendall (121)	Bedrooms:	3 (3 + 0)
Cross Street:	Hess St S	Bathrooms:	3 (1 + 2)
Location:	Urban	2 pc Baths:	2
Age / Year:	6-15 Years /	3 pc Baths:	0
Zoning:		4 pc Baths:	0
		5+ pc Baths:	1
Fronting On:	South	Sq Ft / Src:	2,000 / Builder floor plan(s)
Lot Front/Depth:	30.00 Feet / 97.00 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	Pt Lt 4 S/S Hunter Street survey As In CD292606		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M			
Eat in Kitchen	M	12' x 13'4"	3.66 x 4.06	
Dining Room	M	12' x 13'4"	3.66 x 4.06	
Family Room	M	20' x 14'	6.1 x 4.27	
Bathroom	M			2-Piece
Master Bedroom	2	15'5" x 14'	4.7 x 4.27	
Bedroom	2	18'8" x 12'	5.69 x 3.66	
Bedroom	2	12' x 13'	3.66 x 3.96	
Bathroom	2			5+ Piece
Recreation Room	B	17' x 16'	5.18 x 4.88	
Bathroom	B			2-Piece
Laundry Room	B			
Cold Room	B			
Utility	B			

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 / (Full)	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Fully Finished	Water Meter:		Visitable:	
Basement Devel:	Private Double Wide(2)	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Attached[1]	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

Custom built 2000+ sq ft 2 storey home with great curb appeal. Quality workmanship throughout. Gleaming hardwood floors in family room, all 3 bedrooms and upper hallway. Beautiful and spacious gourmet style kitchen with granite counter tops and cobblestone patterned tile. Bright family room w/ garden doors to deck and backyard. Fully finished basement with recreation room and 2 piece bathroom. Great location close to downtown and easy highway access. A real pleasure to show!!!

Financial / Additional Listing Information

Commence Date:	02/25/2019	Taxes/Year:	5,943.00/2018	Possession:	60 - 89 Days
Selling Date:		Assessment:	549,900/2016	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:					
Area Features:	Arts Centre, Library, Public Transit, Rec./Commun.Centre, Schools				
Feat/Amenities:					
Inclusions:					
Exclusions:					

Listing Brokerage: [Keller Williams Complete Realty, Brokerage](#)

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

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H4046837
ACTIVE

1000 Sulphur Springs Road, Ancaster

\$7,988,888
Sale



Listing Information

Type: **Detached**
Style: **Bungalow**
Region: **Hamilton**
Municipality: **Ancaster (42)**
Neighbourhd: **Sulphur Springs (420)**
Cross Street: **Governors Rd**
Location: **Rural**
Age / Year: **6-15 Years /**
Zoning

Fronting On: **West**
Lot Front/Depth: **836.30 Feet / 531.63 Feet**
Acres/Range: **10 - 24.99**

DOM: **7**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **10**
Bedrooms: **8 (5 + 3)**
Bathrooms: **8 (5 + 3)**
2 pc Baths: **3**
3 pc Baths: **2**
4 pc Baths: **2**
5+ pc Baths: **1**

Sq Ft / Src: **5,000 / 3rd Party**
Measuring Service: **Irregular**
Lot Shape: **836.30x531.63 x**
Lot Irregs: **821.82 x 531.22**

Legal Desc

Pt Lt 40, Con 1 Ancaster, As In AB358794; T/W & S/T AB358794 & S/T CD180258

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	27' x 18'6"	8.23 x 5.64	
Family Room	M	21'6" x 20'	6.55 x 6.1	
Living Room/Dining Room	M	26'6" x 18'6"	8.08 x 5.64	
Breakfast	M	11'6" x 8'3"	3.51 x 2.51	
Sitting Room	M	15' x 11'	4.57 x 3.35	
Master Bedroom	M	21'6" x 18'6"	6.55 x 5.64	
Bedroom	M	15'6" x 12'	4.72 x 3.66	
Bedroom	M	15'6" x 12'	4.72 x 3.66	
Bedroom	M	16'6" x 12'	5.03 x 3.66	
Bedroom	M	15'6" x 12'	4.72 x 3.66	
Other (see Remarks)	B	25'9" x 17'2"	7.85 x 5.23	
Games Room	B	27'8" x 20'7"	8.43 x 6.27	
Recreation Room	B	34'2" x 18'6"	10.41 x 5.64	
Exercise Room	B	21' x 14'	6.4 x 4.27	
Bedroom	B	15' x 12'6"	4.57 x 3.81	
Bedroom	B	15' x 12'6"	4.57 x 3.81	
Bedroom	B	16' x 14'	4.88 x 4.27	
Home Theatre or Media Room	B	26'10" x 18'6"	8.18 x 5.64	
Office	B	14'9" x 11'6"	4.5 x 3.51	
Bathroom	M			2-Piece
Bathroom	M			2-Piece
Bathroom	M			5+ Piece
Bathroom	M			4-Piece
Bathroom	M			3-Piece
Bathroom	B			2-Piece
Bathroom	B			3-Piece
Bathroom	B			4-Piece

Property Details

Foundation: **Poured Concrete** Heat Src/Type: **Gas / Forced Air** Soil Type:
Exterior Finish: **Brick** Fireplace:
Roof Type/ Shingles rplcd: **Asphalt Shingle /** Water Src/Supply: **Municipal /** Waterfront:
Basement: **(Full)** Sewer: **Septic** Pool: **Inground**
Basement Devel: **Fully Finished** UFFI:
Parking (spaces): **Private Single Wide(10)** Energy Cert Lvl:
Garage (spaces): **Attached[4]** Amps/Volts: **/** Visitable:
Other Structures:
Air Conditioning: **Central Air** Retirement Com:
Rental Items: **Hot Water Heater** Recreational Use:

Public Remarks

Experience luxury & comfort in this gated ranch-style bungalow of nearly 12,000 sq ft of living space. This exclusive home has been meticulously styled & maintained, boasting 8 beds, 8 baths on approx. 21 acres of lush landscape. Highlights include W/O fitness studio, media room, games room, bar & family room. W/O to a private backyard retreat w/covered terrace, infinity pool, cabana w/hot tub & sauna, kids clubhouse & direct access to Dundas Valley Conservation Area.

Financial / Additional Listing Information

Commence Date: **02/22/2019** Taxes/Year: **19,345.00/2018** Possession: **Flexible**
Selling Date: Assessment: **1,660,000/2016** Possession Date:
Ownership Type: HST Applicable: **Call LBO** SPIS
Condo Corp#: Survey: **Unknown** No
Condo Fee: Addl Mthly Fees:
Included in Fees:
Virtual Tour 1: <http://www.mhv.properties/1000-sulphur-springs-rd-mls.html>
Virtual Tour 2:
Schools:
Area Features:
Feat/Amenities:
Inclusions: **All existing appliances included**
Exclusions: **Exclude all 4 chandeliers and infrared sauna**

Listing Brokerage: [Keller Williams Referred Urban Realty, Brokerage](#)

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

H4046828
ACTIVE

263 John Frederick Drive, Ancaster

\$759,000
Sale



Listing Information

Type: **Detached**
Style: **2 Storey**
Region: **Hamilton**
Municipality: **Ancaster (42)**
Neighbhd: **Harmony Hall (426)**
Cross Street: **Southcote Rd**
Location: **Urban**
Age / Year: **0-5 Years / 2014**
Zoning

Fronting On: **West**
Lot Front/Depth: **35.98 Feet / 98.66 Feet**
Acres/Range: **less than .50**

Legal Desc

LOT 119, PLAN 62M1186 SUBJECT TO AN EASEMENT IN GROSS AS IN WE883343 SUBJECT TO AN EASEMENT FOR ENTR

DOM: **4**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **6**
Bedrooms: **4 (4 + 0)**
Bathrooms: **3 (2 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **1**
5+ pc Baths: **1**

Sq Ft / Src: **1,840 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

Next OH: **Public: Sun Mar 3, 2:00PM-4:00PM**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Bathroom	M			2-Piece
Bathroom	2			4-Piece
Ensuite	2			5+ Piece
Eat in Kitchen	M	20'8" x 10'10"	6.3 x 3.3	
Laundry Room	M	7'2" x 5'6"	2.18 x 1.68	
Liv ing Room	M	19' x 11'4"	5.79 x 3.45	
Master Bedroom	2	14'2" x 12'8"	4.32 x 3.86	
Bedroom	2	13'5" x 9'3"	4.09 x 2.82	
Bedroom	2	11'11" x 9'3"	3.63 x 2.82	
Bedroom	2	10'9" x 9'9"	3.28 x 2.97	
Recreation Room	B	27'2" x 18'7"	8.28 x 5.66	

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick**
Roof Type/
Shingles rplcd: **Asphalt Shingle /**
Basement: **(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Private Single Wide(2)**
Garage (spaces): **Built-In[2]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**

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:
Recreational Use:

Public Remarks

Stunning Turn Key home nestled in the heart of Ancaster. Steps away from all major amenities, schools and highway access. No details spared in this 4 bedroom, 2.5 bath modernly finished Family Home. So many upgrades such as Finished Basement, Wood and Ceramic throughout, 9 ft. ceilings, rounded corners, Fireplace with Custom built ins, Customs wall Mouldings, Designer lightings, Upgraded cabnetry/sinks/facets/countertops

Financial / Additional Listing Information

Commence Date: **02/25/2019**
Selling Date:
Ownership Type:
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features:
Feat/Amenities:
Inclusions:
Exclusions:

Taxes/Year: **4,930.85/2018**
Assessment: **499,000/2016**
HST Applicable: **Included**
Survey:
Addl Mthly Fees:

Possession: **Flexible**
Possession Date:
SPIS: **No**

Listing Brokerage: **Purplebricks, Brokerage**

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

H4046813
ACTIVE

494 #56 Regional Road, Glanbrook

\$899,900
Sale



Listing Information

Type:	Detached	DOM:	4
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Glanbrook (53)	Rooms:	7
Neighbrhd:	Rural Glanbrook (530)	Bedrooms:	6 (3 + 3)
Cross Street:	Golf Club Road	Bathrooms:	3 (3 + 0)
Location:	Rural	2 pc Baths:	0
Age / Year:	6-15 Years /	3 pc Baths:	0
Zoning:	A	4 pc Baths:	3
		5+ pc Baths:	0
Fronting On:	West	Sq Ft / Src:	3,000 / Builder floor plan(s)
Lot Front/Depth:	125.00 Feet / 150.00 Feet	Lot Shape:	Irregular
Acres/Range:	less than .50	Lot Irregs:	

Legal Desc **PT LT 1, BLK 4, CON 1 BINBROOK, AS IN VM127226 ; GLANBROOK CITY OF HAMILTON**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Recreation Room	B	16'8" x 11'10"	5.08 x 3.61	
Bedroom	B	12'0" x 12'0"	3.66 x 3.66	
Bedroom	B	12'3" x 9'0"	3.73 x 2.74	
Bathroom	B			4-Piece
Office	B	12'0" x 12'0"	3.66 x 3.66	
Eat in Kitchen	B			
Other (see Remarks)	B			
Cold Room	B			
Utility	B			
Foyer	M			
Living Room	M	24'0" x 12'0"	7.32 x 3.66	
Kitchen	M	19'0" x 12'0"	5.79 x 3.66	
Dining Room	M	12'0" x 12'5"	3.66 x 3.78	
Bathroom	M			4-Piece
Bedroom	M	13'3" x 12'0"	4.04 x 3.66	
Bedroom	M	13'7" x 12'6"	4.14 x 3.81	
Great Room	2	23'0" x 16'6"	7.01 x 5.03	
Master Bedroom	2	22'0" x 12'10"	6.71 x 3.91	
Ensuite	2			4-Piece
Bedroom	B	12' x 15'	3.66 x 4.57	

Property Details

Foundation:	Concrete Block	Heat Src/Type:	Gas / Radiant	Soil Type:	
Exterior Finish:	Other (see Remarks), Stone, Stucco (Plaster)	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Metal /	Water Src/Supply:	Well / Drilled Well	Pool:	None
Basement:	(Full)	Water Meter:		Visible:	
Basement Devel:	Fully Finished	Sewer:	Septic	Elevator/ Escalator:	
Parking (spaces):	Front Yard, Private Triple Plus Wide, RV / Truck Parking(20)	UFFI:	No	Retirement Com:	
Garage (spaces):	Detached[1]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	None				

Public Remarks

Enjoy country living in the city! Renovated 3+3 bedroom home situated on beautiful picturesque lot. Radiant in floor heating throughout, all newer windows, metal roof and hard wired speaker system. Second floor offers master retreat w/ spacious en-suite, walk in closet, huge family room with private balcony overlooking breathtaking views. Fully renovated 3 bedroom in law suite with full kitchen, bath, laundry and separate entrance. Outbuilding as is can be used as 2 bedroom unit or be converted to a detached garage. Lots of parking on over-sized driveway and backyard has a deck and beautiful pergola to enjoy. This house is a must see! LA is seller

Financial / Additional Listing Information

Commence Date:	02/25/2019	Taxes/Year:	5,835.74/2018	Possession:	Flexible
Selling Date:		Assessment:	607,000/2016	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:	Assumption Saltfleet/Bishop Ryan				
Area Features:					
Feat/Amenities:					
Inclusions:	3 Fridges, 2 stoves, 2 washer, 2 dryer and alarm system				
Exclusions:					

Listing Brokerage: [Right At Home Realty Inc., Brokerage](#)

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

H4046807
ACTIVE

10 Blue Mountain Drive, Hamilton

\$549,900
Sale



Listing Information

Type: **Townhouse**
Style: **Bungalow**
Region: **Hamilton**
Municipality: **Stoney Creek (50)**
Neighbhd: **Trinity (503)**
Cross Street: **Pinehill Dr**
Location: **Urban**
Age / Year: **6-15 Years / 2008**
Zoning
Fronting On: **West**
Lot Front/Depth: **46.10 Feet / 98.40 Feet**
Acres/Range: **less than .50**
Legal Desc: **PT BLK 107, PL 62M1050 BEING**

DOM: **5**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **4**
Bedrooms: **2 (1 + 1)**
Bathrooms: **3 (3 + 0)**
2 pc Baths: **0**
3 pc Baths: **2**
4 pc Baths: **1**
5+ pc Baths: **0**
Sq Ft / Src: **1,238 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M			
Living Room/Dining Room	M	13'6" x 23'6"	4.11 x 7.16	
Kitchen	M	10'6" x 9'	3.2 x 2.74	
Laundry Room	M			
Bathroom	M			4-Piece
Den	M	10'10" x 9'11"	3.3 x 3.02	
Bedroom	M	16' x 11'11"	4.88 x 3.63	
Ensuite	M			3-Piece
Family Room	B	18'4" x 13'9"	5.59 x 4.19	
Bedroom	B	12'8" x 11'	3.86 x 3.35	
Bathroom	B			3-Piece
Storage Room	B			
Utility	B			

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick**
Roof Type/ Shingles rplcd: **Asphalt Shingle / (Full)**
Basement: **Fully Finished**
Basement Devel: **Fully Finished**
Parking (spaces): **Mutual/Shared(1)**
Garage (spaces): **Attached[1]**
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**
UFFI: **No**
Energy Cert Lvl:
Amps/Volts: **/**
Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

The features are endless in this previous model home in Summit Park's award winning community. Main floor features, in ceiling speakers, beautiful hardwood floors, crown molding, granite counter tops, upgraded kitchen cabinets with glazing, feature stone wall, wrought iron spindles, gas fireplace and more! Basement features second gas fireplace, family room, 3 pce bath and bedroom. Exterior features interlock driveway, landscaped yard and sprinkler system. A must see!

Financial / Additional Listing Information

Commence Date: **02/24/2019**
Selling Date:
Ownership Type:
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features: **Park**
Feat/Amenities:
Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer**
Exclusions:
Taxes/Year: **4,090.78/2018**
Assessment: **389,000/2016**
HST Applicable: **No**
Survey: **None**
Addl Mthly Fees:
Possession: **Flexible**
Possession Date:
SPIS: **No**

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

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

H4046570
ACTIVE

81 Magnificent Way, Binbrook

\$814,900
Sale



Listing Information

Type:	Detached	DOM:	4
Style:	Bungalow	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Glanbrook (53)	Rooms:	6
Neighbrhd:	Binbrook Municipal (532)	Bedrooms:	5 (3 + 2)
Cross Street:	Windwood	Bathrooms:	3 (3 + 0)
Location:	Urban	2 pc Baths:	0
Age / Year:	6-15 Years /	3 pc Baths:	1
Zoning:		4 pc Baths:	2
		5+ pc Baths:	0
Fronting On:	South	Sq Ft / Src:	2,103 / Public Records
Lot Front/Depth:	42.13 Feet / 99.00 Feet	Lot Shape:	Irregular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	LOT 3 PLAN 62 M1046 GLANBROOK, CITY OF HAMILTON		

Next OH: **Public: Sat Mar 2, 2:00PM-4:00PM**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	17'0" x 14'10"	5.18 x 4.52	
Eat in Kitchen	M	17'5" x 16'10"	5.31 x 5.13	
Dining Room	M	14'2" x 12'10"	4.32 x 3.91	
Bathroom	M			4-Piece
Master Bedroom	M	18'7" x 13'6"	5.66 x 4.11	
Ensuite	M			4-Piece
Bedroom	M	13'0" x 12'2"	3.96 x 3.71	
Bedroom	M	11'4" x 11'3"	3.45 x 3.43	
Foyer	M			
Laundry Room	M			
Family Room	B	16'0" x 15'5"	4.88 x 4.7	
Games Room	B	28'7" x 21'9"	8.71 x 6.63	
Bedroom	B	12'3" x 9'10"	3.73 x 3	
Bedroom	B	11'6" x 10'4"	3.51 x 3.15	
Bathroom	B			3-Piece
Den	B	14'0" x 9'0"	4.27 x 2.74	
Foyer	B	14'2" x 11'2"	4.32 x 3.4	
Storage Room	B	12'4" x 11'4"	3.76 x 3.45	
Other (see Remarks)	B	11'4" x 7'3"	3.45 x 2.21	
Utility	B			

Property Details

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

Public Remarks

Absolutely stunning 2100 sq ft bungalow situated on corner lot. Main floor features eat in kitchen with upgraded cabinets, granite counters, back splash and high end stainless steel appliances. Living room & dining room feature hardwood flooring, crown moulding, pot lights and natural gas fireplace. Main level offers 3 spacious bedrooms including master with walk in closet and ensuite with corner soaker tub and separate shower. Fully finished basement offers two additional bedrooms plus 3 piece bathroom. Huge game room plus family room with wood stove. High ceilings throughout. Main floor laundry room provides access to the double car garage. Professionally landscaped backyard features waterfall, concrete patio, grillzebo and shed. Freshly painted, updated furnace & A/C 2017, California knockdown ceilings, led pot lights, the list goes on - no detail spared in this home!

Financial / Additional Listing Information

Commence Date:	02/25/2019	Taxes/Year:	5,611.00/2018	Possession:	30 - 59 Days
Selling Date:		Assessment:	583,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	Included	SPIS:	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	http://www.myvisuallistings.com/vtnb/275736				
Virtual Tour 2:	http://www.myvisuallistings.com/vt/275736				
Schools:	Bellmoore, St Matthew Saltfleet, Bishop Ryan				
Area Features:	Level, Library, Place of Worship				
Feat/Amenities:					
Inclusions:	Stainless steel fridge, stove, dishwasher, over range microwave, central vac & accessories, steam washer & dryer, workbench, backyard gazebo, automatic garage door openers				
Exclusions:	Pagoda, lawn ornaments, tv bracket in front bedroom				

Listing Brokerage: [Keller Williams Complete Realty, Brokerage](#)

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

30714497
ACTIVE

10 Newport Crescent, Hamilton

\$549,800
Sale



Listing Information

Type: **Detached**
Style: **2 Storey**
Region: **Hamilton**
Municipality: **Hamilton Mountain (18)**
Neighbhd: **Crerar / Barnstown (185)**
Cross Street:
Location: **Urban**
Age / Year: **6-15 Years / 2008**
Zoning: **RT20**
Fronting On:
Lot Front/Depth: **32.81 Ft x 101.71 Ft**
Acres/Range: **less than .50**
Legal Desc: **LOT 23, PLAN 62M1098**

DOM: **4**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **8**
Bedrooms: **3 (3 + 0)**
Bathrooms: **2 (1 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **1**
5+ pc Baths: **0**
Sq Ft / Src: **1,179 / Builder floor plan(s)**
Lot Shape: **Rectangular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	7'0" x 3'4"	2.13 x 1.02	Tile Floors
Kitchen	M	9'10" x 9'6"	3 x 2.9	Sliding Doors, Tile Floors, Walkout to Balcony/Deck
Living Room	M	13'1" x 11'9"	3.99 x 3.58	Hardwood Floor
Bathroom	M			2-Piece
Games Room	LLP	20'1" x 8'6"	6.12 x 2.59	
Laundry Room	LLP	9'3" x 8'9"	2.82 x 2.67	
Bathroom	2			4-Piece
Master Bedroom	2	14'4" x 12'4"	4.37 x 3.76	Walk-in Closet
Bedroom	2	13'8" x 9'10"	4.17 x 3	
Bedroom	2	13'6" x 9'11"	4.11 x 3.02	

Property Details

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

Public Remarks

Welcome to 10 Newport Crescent! The perfect home for couples & young families looking for easy living. This modern 2 storey with attached garage is sure to impress. Many upgrades throughout! The main level features 2 pc bath, hardwood flooring and ceramic tile. Eat-in kitchen with maple cabinetry & stunning quartz countertops & backsplash. Sliding doors lead from the kitchen to a concrete patio overlooking the fully fenced yard. Contemporary decor. California shutters throughout. Upstairs, you will find 3 bedrooms and a 4 pc bath with a quartz countertop. Master bedroom has a large walk-in closet. Fully finished lower level provides additional living space. Need another bathroom? There is a 3 pc rough-in downstairs, ready for your finishing! Central vac. Low maintenance yard with storage shed. Don't miss this one!

Financial / Additional Listing Information

Commence Date: **02/25/2019**
Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features: **Hospital, Major Highway, Park, Place of Worship, Public Transit, Schools**
Feat/Amenities:
Inclusions:
Exclusions: **Freezer in garage**
Taxes/Year: **3,722.78/2018**
Assessment: **316,500/2019**
HST Applicable: **Included**
Survey: **Unknown**
Addl Mthly Fees:
Possession: **Flexible**
Possession Date:
SPIS: **No**

Listing Brokerage: [Century 21 Today Realty Ltd, Brokerage, Brokerage](#)

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

The information on this system is from sources deemed reliable, but should not be relied upon without independent verification. All data contained in this system is property of REALTORS® Association of Hamilton-Burlington © 2018 or the originating source board/association.



Listing Information

Type:	Semi-Detached	DOM:	6
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Hamilton West (12)	Rooms:	4
Neighbrhd:	Kirkendall (121)	Bedrooms:	1 (1 + 0)
Cross Street:	Pearl And Jackson	Bathrooms:	2 (1 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	New / 2018	3 pc Baths:	1
Zoning:	RESIDENTIAL	4 pc Baths:	0
		5+ pc Baths:	0
Fronting On:	South	Sq Ft / Src:	1,195 / Builder floor plan(s)
Lot Front/Depth:	25.98 Feet / 50.00 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	

Legal Desc **PT LT 13 BLK 2 RANGE 2 JAMES MILLS SURVEY (BTN PEARL ST, CANADA ST, RAY ST, JACKSON ST) AS IN AB94697, DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN AB94697 CITY OF HAMILTON**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Great Room	M	14'2" x 11'6" x 9'0"	4.32 x 3.51 x 2.74	
Eat in Kitchen	M	17'3" x 11'9" x 9'0"	5.26 x 3.58 x 2.74	
Dining Room	M	10'0" x 14'0" x 9'0"	3.05 x 4.27 x 2.74	
Bathroom	M	5'6" x 7'4" x 8'0"	1.68 x 2.24 x 2.44	2-Piece
Master Bedroom	2	17'3" x 12'0" x 8'0"	5.26 x 3.66 x 2.44	
Ensuite	2	7'11" x 5'6" x 8'0"	2.41 x 1.68 x 2.44	3-Piece
Games Room	B	21'6" x 10'0" x 8'0"	6.55 x 3.05 x 2.44	
Utility	B	6'0" x 8'0" x 8'0"	1.83 x 2.44 x 2.44	

Property Details

Foundation:	Poured Concrete, Stone Brick	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay, Sand
Exterior Finish:	Brick	Fireplace:		Waterfront:	None
Roof Type/ Shingles rplcd:	Metal / (Full)	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:	Yes	Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/ Escalator:	No
Parking (spaces):	Other (see Remarks)(0)	UFFI:	No	Retirement Com:	No
Garage (spaces):	None[0]	Energy Cert Lvl:		Recreational Use:	No
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	None				

Public Remarks

The inside story & why it doesn't get any better than this. Dramatic dimensions make it special. Keen attention to the basics & minimal living all presented in an upscale design where nothing is ordinary and everything is extraordinary. The ultimate urban lifestyle a stroll from everything for people who love the city. Exposed brick & stone feature walls, sleek custom cabinets throughout, imported tiles, New appliances, Hardwood, Oak stairs, glass railing. A must see. RSA.

Financial / Additional Listing Information

Commence Date:	02/23/2019	Taxes/Year:	2,763.69/2018	Possession:	30 - 59 Days
Selling Date:		Assessment:	219,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	Included	SPIS:	No
Condo Corp#:		Survey:	Available		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:	Public Transit, Schools				
Feat/Amenities:					
Inclusions:	6 New Appliances, Fridge, Stove, Dishwasher, Stack-able Washer and Dryer, Electric Hot Water Tank, 2 Bar Fridges, All Lighting Fixtures				
Exclusions:	None.				

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

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

H4046657
ACTIVE

115 Raymond Road, Ancaster

\$774,900
Sale



Listing Information

Type:	Detached	DOM:	7
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Ancaster (42)	Rooms:	10
Neighbrhd:	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:		Visible:	
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

30714667
ACTIVE

76 Auchmar Road, Hamilton

\$1,688,000
Sale

Listing Information



Type:	Detached	DOM:	7
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Hamilton Mountain (15)	Rooms:	13
Neighbrhd:	Buchanan (152)	Bedrooms:	6 (4 + 2)
Cross Street:		Bathrooms:	5 (4 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	0-5 Years /	3 pc Baths:	1
Zoning:	RES	4 pc Baths:	2
Fronting On:	East	5+ pc Baths:	1
Lot Front/Depth:	65.22 Feet / 135.75 Feet	Sq Ft / Src:	3,583 / 3rd Party
Acres/Range:	less than .50	Lot Shape:	Measuring Service
Legal Desc:	LT 19, PL 1207 ; S/T HL205587 HAMILTON	Lot Irregs:	Rectangular

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	14'6" x 26'5"	4.42 x 8.05	
Dining Room	M	11'3" x 15'9"	3.43 x 4.8	
Family Room	M	16'2" x 15'8"	4.93 x 4.78	
Kitchen	M	13'3" x 15'5"	4.04 x 4.7	
Bathroom	M			2-Piece
Office	M	11'3" x 9'0"	3.43 x 2.74	
Master Bedroom	2	18'0" x 18'1"	5.49 x 5.51	
Ensuite	2			5+ Piece
Bedroom	2	11'4" x 13'4"	3.45 x 4.06	
Ensuite	2			3-Piece
Bedroom	2	18'8" x 17'4"	5.69 x 5.28	
Ensuite	2			4-Piece
Bedroom	2	12'5" x 14'6"	3.78 x 4.42	
Bedroom	B	10'7" x 13'9"	3.23 x 4.19	
Bathroom	B			4-Piece
Bedroom	B	11'0" x 12'6"	3.35 x 3.81	
Recreation Room	B	33'5" x 20'1"	10.19 x 6.12	

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:		Visible:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Double Wide(4)	UFFI:	No	Retirement Com:	
Garage (spaces):	Attached, Inside Entry(3)[3]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Welcome to 76 Auchmar Road, Hamilton, Gorgeous Custom Family Home Steps From Hillfield Private School. Loaded W/ Upgrades. Custom Gourmet Kitchen With Large Island. Beverage Fridge And Dble Built-In Side By Side Fridge/Freezer, Dacor Wall Oven & Warming Drawer. Large Walk In Pantry And Servery. Kitchen Walks Out To Rear Gardens And Is Open To Family Room With Boxed Ceiling & Gas Fireplace. Main Floor Office And Separate Dining Room. Main Flr Laundry Leads To Triple Car Garage. 4 Lrg Bedrooms All With Ensuite Privileges. Large Master Retreat With Gas Fireplace And Walk In Closet. Spa Like Ensuite With His & Hers Sinks. Fully Finished Lower Level With Wet Bar, Gas Fireplace, 2 Additional Bedrooms & Full Bath, Large Family Room And Second Laundry Room. Aggregate Concrete Driveway And Irrigation System. A Must See!

Financial / Additional Listing Information

Commence Date:	02/22/2019	Taxes/Year:	10,625.00/2018	Possession:	Flexible
Selling Date:		Assessment:	937,000/2016	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS:	No
Condo Corp#:		Survey:	None		
Condo Fee:		Add Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	https://www.youtube.com/watch?v=MDDIn-dK3Mw				
Virtual Tour 2:					
Schools:					
Area Features:	Arts Centre, Hospital, Library, Major Highway, Park, Place of Worship, Public Transit, Quiet Area, Rec./Commun.Centre, Schools, Wooded/Treed				
Feat/Amenities:					
Inclusions:					
Exclusions:					

Listing Brokerage: [Re/Max Aboutowne Realty Corp., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
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