

1-286 Hamilton Drive, Ancaster, Ontario

Stunning 3 bedroom 3.5 bathroom approximately 1900sq ft END UNIT Townhouse in serene Ancaster surrounded by greenspace. Spectacular newly renovated kitchen and primary bathroom, open concept great room, hardwood floors throughout the main level, multiple skylights, gas fireplace, second floor laundry plus a finished basement and fully fenced backyard with extensive deck. This home offers a fabulous curb appeal with a handsome brick exterior and lush landscaping surrounded by an abundance of mature trees. A large defined foyer welcomes you providing a large closet, garage entry door and French doors which allows you to close the area off. The elegant formal living and dining rooms provides a tranquil space to relax and entertain with ease. The dining room boasts a cathedral ceiling, opening the room to above with a skylight. The heart of the home delivers a great room feeling combining the kitchen and the family room. The family room offers a casual yet elegant space with a striking gas fireplace and new sliding glass doors for access to the backyard deck. The designer kitchen is spectacular with classic white shaker style cabinetry, gorgeous quartz countertops accented by a ceramic subway tiled backsplash and top of the line stainless steel appliances are a chef's dream. LG Insta View refrigerator, 5 burner gas range, over the range microwave and a built-in BOSCH dishwasher. A peninsula over looks the breakfast/casual dining area creating a kitchen island feel. The breakfast area is a casual dining space with a full pantry cabinet and built-in servery. A large bay window sheds the area with light and provide views of the back yard and lush mature trees. A convenient powder room and garage entry completes this level. The second level provides 3 bedrooms and 2 bathrooms. The oversized primary bedroom is large enough for a king size bed and then some! The primary retreat also boasts a bay window that provides natural light, a fabulous walk-in closet and a showstopper ensuite bathroom complete with a rich wood vanity, a desirable tiled glass enclosed shower and a free standing soaker tub. A skylight extends the ceiling height to above plus an additional large window over the tub sheds the room with natural light. Two additional generous size bedrooms, a crisp 4 piece bathroom and a convenient second floor laundry completes this level. The finished lower level expands your living area providing a generous amount of flex space. A large media room creates a separate space for casual entertaining and family time and/or work from home, plus an additional recreation room provides tons of potential. A 3 piece bathroom adds to the flexibility of the finished space plus a utility room provides ample storage. Additional upgrades/features include a sub panel surge protector at the electrical box, upgraded blown insulation in the attic, a spacious garage with storage and inside access. Condominium fees include exterior maintenance, water, and ample guest parking. Do not miss this opportunity to enjoy carefree living surrounded by nature yet within minutes to all amenities, golf course, conservation areas, and major highways.

LISTING DETAILS

Deposit: \$35,000

Possession: 30-60/flexible

2024 Taxes: \$3,699.02 2023

Condo Fee: \$558.57 monthly

Foyer:

Spacious defined entry way
New front patio area, steps and landing
Large closet with mirrored sliding doors
French doors
Garage entry
Neutral tiled floor that transitions to hardwood
Ceiling light

Living Room:

Bright elegant formal living room
Large window provides natural light
Custom roller blinds
Gleaming hardwood floors
Open to the dining room
Soft neutral décor

Dining Room:

Large formal dining room
Cathedral ceilings open to above with skylight
Elegant moulding accent
Sconce lighting
Open to the living room
Gleaming hardwood floors
Soft neutral décor

Powder Room:

Convenient main floor bathroom
Classic white pedestal sink
Vanity mirror and lighting
Window provides natural light

Family Room:

Great room open concept floor plan
Open to the kitchen and breakfast/casual dining area
Cozy gas fireplace with white wood mantel and surround
Glass sliding doors provide access to an expansive deck
Gleaming hardwood floors
Ceiling Fan with light
Soft neutral décor

Kitchen and Breakfast Area:

Spectacular newly renovated bright kitchen with breakfast/casual dining area
Updated classic white shaker style cabinetry
Striking quartz counter tops and ceramic subway tile backsplash splash
Peninsula over looks the breakfast area

Large pantry cabinet
Built-in servery
Under cabinet valence lighting
Top of the line stainless steel appliances including LG Insta View refrigerator with icemaker and water, 5 burner gas range, over the range microwave and built in BOSCH dishwasher
Open to family room
Large bay window in breakfast area sheds the area with light
Gleaming hardwood floors

Second Level

Primary Bedroom:

Bright king size bedroom
Large bay window provides tons of natural light
Walk in closet with organizers
Convenient access to ensuite
Ceiling Fan with light
Gleaming hardwood floors
Soft neutral décor

Master Ensuite Bathroom:

Spectacular Newly renovated Spa inspired 4 piece bathroom
Furniture style rich wood vanity with cabinet and drawers for storage
Granite vanity top with undermount sink
Large beveled vanity mirror and vanity lighting
Deep free standing soaker tub
Wonderful tiled and glass enclosed walk-in shower
Vaulted ceiling with skylight
Large window over tub
Neural tiled floors
Soft neutral décor

Bedroom 2:

Spacious bright bedroom
Picture window provides natural light
Large double closet
Plush broadloom
Soft neutral décor

Main Bathroom:

Bright crisp 4 piece bathroom
Furniture style white vanity with mirror and vanity lighting
Acrylic tub/shower combination
Neutral tiled floors

Bedroom 3:

Spacious bright bedroom currently used as a home office
Large double closet
Large window provides natural light
Ceiling fan with lights
Gleaming hardwood floors

Laundry Room:

Convenient 2nd floor laundry
NEWER Washer and dryer

Lower Level**Recreation Room:**

Multipurpose area/ flex use space
High quality laminate flooring

Bathroom:

Convenient 3 piece bathroom with walk-in shower
Classic white vanity with integral sink
Vanity mirror
Walk-in shower
Neutral tiled floors

Media Room:

Flexible use space
Casual entertaining and family space
Pot lights
Plush broadloom

Utility Room**Rentals:**

Hot water tank (\$56.90 + tax/quarterly), furnace & air conditioner (\$144.99 + tax/month), alarm system (cameras, motion detectors, doorbell, and keypad) \$49.99 + tax/month

Inclusions:

Stainless Steel LG refrigerator, gas range, over the range microwave, built-in BOSCH dishwasher, washer and dryer, all electrical light fixtures, all window coverings except excluded, central vacuum, GDO and remote. Remotes for family room & master fans, desk in basement

Exclusions:

Drapery panels in Primary Bedroom, Shelving in third bedroom/office, Deep freeze in basement, Storage shelving in utility room and recreation room, Gas BBQ, Man/figure statue in front garden, cordless stick vacuum and hanger, alarm system with cameras, doorbell and motion detectors unless buyer assumes contract.

The information contained within this document is intended as a guideline only, and all information should be independently verified. All room sizes are approximate. The information contained within the MLS listing will supercede this information.