## **REALTOR®** Full

H4030524		295 CLO	VERLEAF Drive	, Ancaster, L9K 1T1		\$1,299,4
ACTIVE						Sa
			Listing In	formation		
					DOM:	1
			PIN:	175652760	ARN:	251814028013809
			Type:	Detached	Prop Type:	Residential
		0	Style:	2 Storey	Sub Type:	Freehold
		1.	Region:	Hamilton	Rooms:	7
		and a second sec	Municipality:	Ancaster (42)	Bedrooms:	4(4 + 0)
	TIE	à	Neighbrhd:	Meadowlands (423)	Bathrooms:	3 (2 + 1)
A		30	Cross Street:	Diiorio Cres	2 pc:	1
			Location:	Urban	3 pc:	1
			Age / Year:	6-15 Years /	4 pc:	0
and a second second	- Barris		Zoning:		5+ pc:	1
and a	A CONTRACTOR	Store and	Survey:	Unknown		
and a superint and			Fronting On:	North	Sq Ft/Src:	3,900 / Builder floor plan(s)
Tool and the second	design.	Sec. 10	Lot Front/Depth:	63.88 Feet / 118.18	Lot Shp:	Rectangular
				Feet		
	. of		Acres/Range:	less than .50 N. S/T EASE IN FAVOU	Lot Irreg:	
Rooms	Laval			Deam Features		
Room Name	Level M	<u>L/W/H Imperial</u> 15' x 8'	L/W/H Metric 4.57 x 2.44	Room Features		
Foyer Dining Room	M	15'6" x 13'6"	4.57 x 2.44 4.72 x 4.11			
-	IVI	130 X 130				
	м	18' v 18'		Firenlace		
Family Room	M	18' x 18' 22' x 22'	5.49 x 5.49	Fireplace		
Eat in Kitchen	м	22' x 22'	5.49 x 5.49 6.71 x 6.71	Fireplace		
Eat in Kitchen Pantry	M M		5.49 x 5.49			
Eat in Kitchen Pantry Bathroom	M M M	22' x 22'	5.49 x 5.49 6.71 x 6.71	Fireplace 2-Piece		
Eat in Kitchen Pantry Bathroom Laundry Room	M M M	22' x 22' 12' x 7'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13			
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom	M M M 2	22' x 22' 12' x 7' 18' x 21'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4	2-Piece		
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite	M M M 2 2	22' x 22' 12' x 7' 18' x 21' 14' x 8'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44			
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom	M M M 2 2 2	22' x 22' 12' x 7' 18' x 21' 14' x 8' 15'6" x 14'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27	2-Piece		
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom Bedroom	M M 2 2 2 2	22' x 22' 12' x 7' 18' x 21' 14' x 8' 15'6" x 14' 13'6" x 11'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27 4.11 x 3.35	2-Piece		
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom Bedroom Bedroom	M M 2 2 2 2 2	22' x 22' 12' x 7' 18' x 21' 14' x 8' 15'6" x 14' 13'6" x 11' 13' x 16'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27 4.11 x 3.35 3.96 x 4.88	2-Piece		
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom Bedroom Bedroom Loft	M M 2 2 2 2 2 2 2 2 2 2	22' x 22' 12' x 7' 14' x 8' 15'6" x 14' 13'6" x 11' 13' x 16' 8' x 11'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27 4.11 x 3.35 3.96 x 4.88 2.44 x 3.35	2-Piece		
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom Bedroom Loft Den	M M 2 2 2 2 2 2 2 2 2 2 2 2 8	22' x 22' 12' x 7' 18' x 21' 14' x 8' 15'6" x 14' 13'6" x 11' 13' x 16' 8' x 11' 12' x 18'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27 4.11 x 3.35 3.96 x 4.88 2.44 x 3.35 3.66 x 5.49	2-Piece		
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom Bedroom Bedroom Loft Den Recreation Room	M M 2 2 2 2 2 2 2 2 8 8 8	22' x 22' 12' x 7' 14' x 8' 15'6" x 14' 13'6" x 11' 13' x 16' 8' x 11'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27 4.11 x 3.35 3.96 x 4.88 2.44 x 3.35	2-Piece 5+ Piece		
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom Bedroom Loft Den Recreation Room Bathroom	M M 2 2 2 2 2 2 2 2 2 2 2 2 8	22' x 22' 12' x 7' 18' x 21' 14' x 8' 15'6" x 14' 13'6" x 11' 13' x 16' 8' x 11' 12' x 18'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27 4.11 x 3.35 3.96 x 4.88 2.44 x 3.35 3.66 x 5.49	2-Piece		
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom Bedroom Loft Den Recreation Room Bathroom	M M 2 2 2 2 2 2 2 8 8 8 8 8	22' x 22' 12' x 7' 18' x 21' 14' x 8' 15'6" x 14' 13'6" x 11' 13' x 16' 8' x 11' 12' x 18'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27 4.11 x 3.35 3.96 x 4.88 2.44 x 3.35 3.66 x 5.49 12.19 x 5.79	2-Piece 5+ Piece 3-Piece	0-11 T	
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom Bedroom Loft Den Recreation Room Bathroom	M M M 2 2 2 2 2 2 2 8 B B B B Poured Concrete	22' x 22' 12' x 7' 18' x 21' 14' x 8' 15'6" x 14' 13'6" x 11' 13' x 16' 8' x 11' 12' x 18' 40' x 19'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27 4.11 x 3.35 3.96 x 4.88 2.44 x 3.35 3.66 x 5.49 12.19 x 5.79 Heat Src/Type:	2-Piece 5+ Piece	Soil Ty Wated	
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom Bedroom Loft Den Recreation Room Bathroom Property Details oundation: xterior Finish:	M M M 2 2 2 2 2 2 2 2 2 8 B B B B B B S Concrete Stone, Stucco (Pla	22' x 22' 12' x 7' 18' x 21' 14' x 8' 15'6" x 14' 13'6" x 11' 13' x 16' 8' x 11' 12' x 18' 40' x 19'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27 4.11 x 3.35 3.96 x 4.88 2.44 x 3.35 3.66 x 5.49 12.19 x 5.79 Heat Src/Type: Fireplace:	2-Piece 5+ Piece 3-Piece Gas/Forced Air	Water	front:
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom Bedroom Loft Den Recreation Room Bathroom Property Details Dundation: xterior Finish: oof / Yr updat:	M M M 2 2 2 2 2 2 2 2 2 2 2 8 8 8 8 8 8	22' x 22' 12' x 7' 18' x 21' 14' x 8' 15'6" x 14' 13'6" x 11' 13' x 16' 8' x 11' 12' x 18' 40' x 19'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27 4.11 x 3.35 3.96 x 4.88 2.44 x 3.35 3.66 x 5.49 12.19 x 5.79 Heat Src/Type: Fireplace: Water Src/Supply:	2-Piece 5+ Piece 3-Piece	Waterf Pool:	front: Inground
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom Bedroom Loft Den Recreation Room Bathroom Property Details oundation: xterior Finish: oof / Yr updat: asement:	M M M 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	22' x 22' 12' x 7' 18' x 21' 14' x 8' 15'6" x 14' 13'6" x 11' 13' x 16' 8' x 11' 12' x 18' 40' x 19'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27 4.11 x 3.35 3.96 x 4.88 2.44 x 3.35 3.66 x 5.49 12.19 x 5.79 Heat Src/Type: Fireplace: Water Src/Supply: Water Meter:	2-Piece 5+ Piece 3-Piece Gas/Forced Air Municipal/	Wateri Pool: Private	rront: Inground e Entrance:
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom Bedroom Loft Den Recreation Room Bathroom Property Details oundation: xterior Finish: oof / Yr updat: asement: asement Finish:	M M M 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 8 8 8 8 8 8 9 8 9	22' x 22' 12' x 7' 18' x 21' 14' x 8' 15'6" x 14' 13'6" x 11' 13' x 16' 8' x 11' 12' x 18' 40' x 19'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27 4.11 x 3.35 3.96 x 4.88 2.44 x 3.35 3.66 x 5.49 12.19 x 5.79 Heat Src/Type: Fireplace: Water Src/Supply: Water Meter: Sewer:	2-Piece 5+ Piece 3-Piece Gas/Forced Air	Water Pool: Private Visitab	front: Inground Entrance: ile:
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom Bedroom Loft Den Recreation Room Bathroom Property Details oundation: xterior Finish: oof / Yr updat: asement Finish: arking (spaces):	M M M 2 2 2 2 2 2 2 2 2 2 8 8 8 8 8 8 9 7 7 7 7 7 7 7 7 7 7 7 7 7	22' x 22' 12' x 7' 18' x 21' 14' x 8' 15'6" x 14' 13'6" x 11' 13' x 16' 8' x 11' 12' x 18' 40' x 19'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27 4.11 x 3.35 3.96 x 4.88 2.44 x 3.35 3.66 x 5.49 12.19 x 5.79 Heat Src/Type: Fireplace: Water Src/Supply: Water Meter: Sewer: UFFI:	2-Piece 5+ Piece 3-Piece Gas/Forced Air Municipal/	Water Pool: Private Visitab Elevate	rront: Inground e Entrance:
Eat in Kitchen Pantry Bathroom Laundry Room Master Bedroom Ensuite Bedroom Bedroom Loft Den Recreation Room Bathroom Property Details oundation: xterior Finish: oof / Yr updat: asement:	M M M 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 8 8 8 8 8 8 9 8 9	22' x 22' 12' x 7' 18' x 21' 14' x 8' 15'6" x 14' 13'6" x 11' 13' x 16' 8' x 11' 12' x 18' 40' x 19'	5.49 x 5.49 6.71 x 6.71 3.66 x 2.13 5.49 x 6.4 4.27 x 2.44 4.72 x 4.27 4.11 x 3.35 3.96 x 4.88 2.44 x 3.35 3.66 x 5.49 12.19 x 5.79 Heat Src/Type: Fireplace: Water Src/Supply: Water Meter: Sewer:	2-Piece 5+ Piece 3-Piece Gas/Forced Air Municipal/	Water Pool: Private Visitab Elevat Retirer	ront: Inground Entrance: ile: or/Escalator:

## REALTOR® Remarks

ABSOLUTELY STUNNING FULLY RENOVATED FROM TOP TO BOTTOM. ALL NEW FLOORS THROUGHOUT, NEW KITCHEN AND ALL BATHS, FULLY FINISHED BASEMENT. STUNNING BACKYARD WITH NEW INGROUND POOL. HARDWOOD FLOORS THROUGHOUT. GORGEOUS CHEF'S DREAM KITCHEN WITH LARGE OVERSIZED ISLAND. APPROX. 5800 SQ.FT. OF LUXURY LIVING SPACE. ALL BUILT-IN APPLIANCES. GET INSIDE. SHOWS 10++

Ownership Type:		Taxes/Ye	ar: 7,897.05/2017		Trust Acct:	Non
HST Applicable:	Included	Assessm	ent: 784,500/2016		Income PotentI:	No
Condo Corp#:		Financing	: Seller To Discha	irge	Payment Methd:	
Condo Fee		Included	in cost:		Payment Freq:	
Comm Elem Fee:	No	Addl Mth	y Fees:		Employ Letter:	
Additional Listin	g Information					
Area Features:	Quiet Area				Pets Permitted:	
Features/Amenities:						
Schools:						
Rented Equipment:	Hot Water Heater					
REALTOR® Infor	mation					
Appointments:	CALL LBO					
Commence Date:	06/20/2018	Commission:2%	Depost Reqd:		Selling Price:	
Expiry Date:	11/30/2018	Contact Aft Exp:No	Deposit Amt:	40000	Last List Price:	
Possession:	Flexible	Holdover Days:90	Sign:	Yes	Selling Date:	
Occupant:	Owner	Special Agmt:No	Lockbox:	Yes	Closing Date:	
Sellers:	DIANE LIORIS		SPIS:	No	Possession Date:	
ist Brokerage 1 :	Homelife Profession	als Realty Inc.	Phone:	(905) 574-6400		
list REALTOR® 1:	Joseph Rosati / jose	phrosatisold@gmail.com	Phone:	(905) 574-6400	Cell:	
Conditions of Sale:			Cond. Date:			

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