

REALTOR® Full

H4030524
ACTIVE

295 CLOVERLEAF Drive, Ancaster, L9K 1T1

\$1,299,444

Sale

Listing Information



PIN:	175652760	DOM:	1
Type:	Detached	ARN:	251814028013809
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Ancaster (42)	Rooms:	7
Neighbrhd:	Meadowlands (423)	Bedrooms:	4(4 + 0)
Cross Street:	Diiorio Cres	Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc:	1
Age / Year:	6-15 Years /	3 pc:	1
Zoning:		4 pc:	0
Survey:	Unknown	5+ pc:	1
Fronting On:	North	Sq Ft/Src:	3,900 / Builder floor plan(s)
Lot Front/Depth:	63.88 Feet / 118.18 Feet	Lot Shp:	Rectangular
Acres/Range:	less than .50	Lot Irreg:	

Legal Desc: LOT 105, PLAN 62M1017, CITY OF HAMILTON. S/T EASE IN FAVOUR OF CITY OF HAMILTON OVER THE WHOLE OF THE LOT AS IN WE258635

Rooms

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	15' x 8'	4.57 x 2.44	
Dining Room	M	15'6" x 13'6"	4.72 x 4.11	
Family Room	M	18' x 18'	5.49 x 5.49	Fireplace
Eat in Kitchen	M	22' x 22'	6.71 x 6.71	
Pantry	M	12' x 7'	3.66 x 2.13	
Bathroom	M			2-Piece
Laundry Room	M			
Master Bedroom	2	18' x 21'	5.49 x 6.4	
Ensuite	2	14' x 8'	4.27 x 2.44	5+ Piece
Bedroom	2	15'6" x 14'	4.72 x 4.27	
Bedroom	2	13'6" x 11'	4.11 x 3.35	
Bedroom	2	13' x 16'	3.96 x 4.88	
Loft	2	8' x 11'	2.44 x 3.35	
Den	B	12' x 18'	3.66 x 5.49	
Recreation Room	B	40' x 19'	12.19 x 5.79	
Bathroom	B			3-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas/Forced Air	Soil Type:	
Exterior Finish:	Stone, Stucco (Plaster)	Fireplace:		Waterfront:	
Roof / Yr updat:	Asphalt Shingle / (Full)	Water Src/Supply:	Municipal/	Pool:	Inground
Basement:	(Full)	Water Meter:		Private Entrance:	
Basement Finish:	Fully Finished	Sewer:	Sewer	Visitable:	
Parking (spaces):	Front Yard(6.0)	UFFI:		Elevator/Escalator:	
Garage (spaces):	Attached(2)	Energy Cert Lvl:		Retirement Com:	
Other Structures:		Amps/Volts:	/	Recreational Use:	
Air Conditioning:		AC Type:	Central Air		

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++

Financial

Ownership Type:		Taxes/Year:	7,897.05/2017	Trust Acct:	Non
HST Applicable:	Included	Assessment:	784,500/2016	Income Potentl:	No
Condo Corp#:		Financing:	Seller To Discharge	Payment Methd:	
Condo Fee		Included in cost:		Payment Freq:	
Comm Elem Fee:	No	Addl Mthly Fees:		Employ Letter:	

Additional Listing Information

Area Features:	Quiet Area	Pets Permitted:	
Features/Amenities:			
Schools:			
Rented Equipment:	Hot Water Heater		

REALTOR® Information

Appointments:	CALL LBO	Commission:2%	Deposit Reqd:	Selling Price:
Commence Date:	06/20/2018	Contact Aft Exp:No	Deposit Amt:	40000
Expiry Date:	11/30/2018	Holdover Days:90	Sign:	Yes
Possession:	Flexible	Special Agmt:No	Lockbox:	Yes
Occupant:	Owner		SPIS:	No
Sellers:	DIANE LIORIS		Phone:	(905) 574-6400
List Brokerage 1 :	Homelife Professionals Realty Inc.		Phone:	(905) 574-6400
List REALTOR® 1:	Joseph Rosati / josephrosatisold@gmail.com		Cond. Date:	
Conditions of Sale:				Cell:

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