

REALTOR® Full

H3219487
ACTIVE

39 Cameron Drive, Ancaster, L9G 2L4

\$2,199,444

Sale



Listing Information

PIN:		DOM:	44
Type:	Detached	ARN:	251800000000000000
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Ancaster (42)	Rooms:	9
Neighbhd:	Dancaster / Nakoma / Maple Lane (425)	Bedrooms:	5(5 + 0)
Cross Street:	St. Margaret's & Wil	Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc:	1
Age / Year:	New /	3 pc:	0
Zoning:		4 pc:	1
Survey:	Yes	5+ pc:	2
Fronting On:	South	Sq Ft/Src:	3,750 / Builder floor plan(s)
Lot Front/Depth:	75.00 Feet / 125.00 Feet	Lot Shp:	
Acres/Range:	less than .50	Lot Irreg:	

Legal Desc: PT LT 40 828

Rooms

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	8'0" x 19'0"	2.44 x 5.79	
Den	M	11'0" x 14'0"	3.35 x 4.27	
Dining Room	M	17'0" x 14'4"	5.18 x 4.37	
Family Room	M	19'0" x 17'0"	5.79 x 5.18	
Eat in Kitchen	M	24'0" x 17'6"	7.32 x 5.33	
Laundry Room	M	10'0" x 8'0"	3.05 x 2.44	
Bathroom	M			2-Piece
Mud Room	M			
Master Bedroom	2	20'0" x 17'0"	6.1 x 5.18	
Ensuite	2	10'0" x 13'0"	3.05 x 3.96	5+ Piece
Bedroom	2	12'0" x 14'4"	3.66 x 4.37	
Ensuite	2			4-Piece
Bedroom	2	12'0" x 15'0"	3.66 x 4.57	
Ensuite	2			5+ Piece
Bedroom	2	12'0" x 15'0"	3.66 x 4.57	
Ensuite	2			5+ Piece
Bedroom	2	12'0" x 15'0"	3.66 x 4.57	
Loft	2			

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas/Forced Air	Soil Type:	
Exterior Finish:	Brick, Stone, Stucco (Plaster)	Fireplace:	Natural Gas	Waterfront:	
Roof / Yr updat:	/	Water Src/Supply:	Municipal/	Pool:	None
Basement:	Yes(Full)	Water Meter:	Yes	Private Entrance:	
Basement Finish:	Unfinished	Sewer:	Sewer	Visitable:	
Parking (spaces):	()	UFFI:	No	Elevator/Escalator:	
Garage (spaces):	Attached(3)(3)	Energy Cert Lvl:		Retirement Com:	
Other Structures:		Amps/Volts:	/	Recreational Use:	

REALTOR® Remarks

AMAZING CUSTOM HOUSE ON AN INCREDIBLE LOT ON THE GOLF COURSE SIDE. WELL DESIGNED FLOOR PLAN WITH LARGE BRIGHT WINDOWS. THE BEST OF MATERIALS. TRIPLE GARAGE. OPEN CONCEPT DREAM KITCHEN. HARDWOOD FLOORS, OVERSIZED BEDROOMS, WALK-IN CLOSETS, COVERED PORCH. PLUS MUCH MORE.

Financial

Ownership Type:	Freehold	Taxes/Year:	1.00/2017	Trust Acct:	Non
HST Applicable:	No	Assessment:	/	Income Potentl:	
Condo Corp#:		Financing:	Other (see Remarks)	Payment Methd:	
Condo Fee:		Included in cost:		Payment Freq:	
Comm Elem Fee:	No	Addl Mthly Fees:		Employ Letter:	

Additional Listing Information

Area Features:	Golf, Wooded/Treed, Other (see Remarks)	Pets Permitted:	
Features/Amenities:			
Schools:			
Rented Equipment:	Hot Water Heater		

REALTOR® Information

Commence Date:	10/10/2017	Commission:2%	Deposit Reqd:	Yes	Selling Price:
Expiry Date:	10/30/2018	Contact Aft Exp: No	Deposit Amt:	100000	Last List Price:
Possession:	Other (see Remarks)	Holdover Days:	Sign:	Yes	Selling Date:
Occupant:	Owner	Special Agmt:	Lockbox:	Yes	Closing Date:
Sellers:	M.C. HOMES LTD.		SPIS:		Possession Date:
List Brokerage 1 :	Homelife Professionals Realty Inc.		Phone:	(905) 574-6400	
List REALTOR® 1:	Joseph Rosati / josephrosatisold@gmail.com		Phone:	(905) 574-6400	Cell:
Conditions of Sale:			Cond. Date:		