REALTOR® Full

Listing Information PIN: 175640923 Type: Detached Style: 2 Storey Region: Hamilton Municipality: Ancaster Heights / Mohawk Meadows Weywood (422) Cross Street: Highwalley Location: Urban Age / Year: 6-15 Years / Zoning: Survey: Survey: Available Front/Depth: 50.79 Feet / 165.58 Feet Acres/Range: Iot Front/Depth: 50.79 Feet / 165.58 Feet Acres/Range: Joining Room M 15'2'x 15'2'' 4.62 x 4.62 Living Room M 15'2'x 15'2'' Sonn Name L/W/H Imperial L/W/H Metric Family Room M 19'X 14'11''	View DOM: 8 PIN: 175640923 ARN: 251814027042342 Type: Detached Prop Type: Residential Style: 2 Storey Sub Type: Freehold Region: Hamilton Rooms: 10 Municipality: Ancaster (42) Bedrooms: 5(5 + 0) Ancaster Heights / Mohawk Meadows / Bathrooms: 5(4 + 1) Weywood (422) 2 pc: 1 1 Cross Street: Highvalley 2 pc: 1 Location: Urban 3 pc: 1 Age / Vear: 6-15 Years / 4 pc: 2 Zoning: 50.79 Feet / 165.58 Lot Shp: Rectangular Ares/Range: less than .50 Lot Shp: Rectangular Ares/Range: less than .50 Lot Irreg: 30' x 25'''' 1 24' x 15''' 4.52 x 4.52 1 1 15''' x 15''' 4.57 x 4.65 2-Piece 1 15'''' x 15''' 4.57 x 4.65	4029893		<u>734 WOO</u>	DHAVEN Place, A	Ancaster, L9G 5B3		\$2,149
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Cross Street: Highvalley Urban Age / Year: 6-15 Years / Zoning: Survey: Available Fronting On: Lot Front/Depth: Lot Front/Depth: 50.79 Feet / 165.58 Feet Acres/Range: less than .50 egal Desc: LOT 18, PLAN 62M843, ANCASTER. CITY OF HAMILTON Room Name Kitchen M 24'x 15'8" Dining Room M 15'2" x 15'2" 4.62 x 4.62 Living Room M 19'7" x 16'7" 5.97 x 5.05 Master Bedroom M 19'x 14'11" 5.79 x 4.55 Ensuite M 24'x 15'3" 4.67 x 4.65 Bathroon M 19'x 14'1" 5.79 x 4.55 Bathroon M 19'x 14'1" 5.79 x 4.55 Bedroom 2 14'11" x 12'10" 4.55 x 3.91 Bedroom 2 14'11" x 12'10" 4.55 x 3.91 Bedroom 2 15'10" x 12'7" 4.83 x 3.84 Bedroom 2 15'10" x 12'7" 4.83 x 3.84 Bedroom	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	1 Miles			Neighbrhd:	Mohawk Meadows /	Bathrooms:	5 (4 + 1)
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Fronting On: Lot Front/Depth: 50.79 Feet / 165.58 Feet Acres/Range: less than .50 egal Desc: LOT 18, PLAN 62M843, ANCASTER. CITY OF HAMILTON Room Name Rooms Kitchen M 24' x 15'8" 7.32 x 4.78 Dining Room M 15'2" x 15'2" 4.62 x 4.62 Living Room M 19'T x 167" 5.97 x 5.05 Master Bedroom M 19'T x 167" 5.97 x 5.05 Master Bedroom M 19'T x 167" 5.97 x 4.55 Ensuite M 2-Piece Den M 15'4" x 15'3" 4.67 x 4.65 Bathroom M 2-Piece Laundry Room M 15'4" x 15'3" 4.67 x 4.65 Bathroom 2 14'11" x 12'10" 4.55 x 3.91 Bedroom 2 14'11" x 12'10" 4.55 x 3.91 Bedroom 2 13'7" x 12'9" 4.14 x 3.89 Bedroom 2 13'7" x 12'9" 4.14 x 8.13 4-Piece Bathroom <	Fronting On: Sq Ft/Src: 4,570 / Builder floor plant Lot Front/Depth: 50.79 Feet / 165.58 Lot Shp: Rectangular Acres/Range: less than .50 Lot Irreg: DT 18, PLAN 62M843, ANCASTER. CI TY OF HAMILTON Lot Irreg: evel L/W/H Imperial L/W/H Metric Room Features 1 24' x 15'8" 7.32 x 4.78	Constanting of the		<u>.</u>				
Lot Front/Depth: 50.79 Feet / 165.58 Feet Acres/Range: 50.79 Feet / 165.58 Feet less than .50 egal Desc: LOT 18, PLAN 62M843, ANCASTER. CI TY OF HAMI LTON Rooms Level L/W/H Imperial L/W/H Metric Room Features Kitchen M 24' x 15'8" 7.32 x 4.78 T.32 x 4.78 Dining Room M 15'2" x 15'2" 4.62 x 4.62 Living Room Family Room M 19'x 14'11" 5.77 x 5.05 Softward and the set of the set	Lot Front/Depth: 50.79 Feet / 165.58 Feet Lot Shp: Rectangular Acree/Range: less than .50 Lot Irreg: DT 18, PLAN 62M843, ANCASTER. CITY OF HAMILTON LW/H Metric Rectangular evel L/W/H Imperial L/W/H Metric Room Features 1 24' x 15'8" 7.32 x 4.78 Room Features 1 15'2' x 15'2" 4.62 x 4.62 Image: Complex to the state st	-5			Survey:	Available	, i i i i i i i i i i i i i i i i i i i	
Lot Front/Depth: Feet Acres/Range: less than .50 egal Desc: LOT 18, PLAN 62M843, ANCASTER. CITY OF HAMILTON Rooms Rooms Eevel L/W/H Imperial L/W/H Metric Room Features Kitchen M 24' x 15'8" 7.32 x 4.78 Room Features Dining Room M 15'2" x 15'2" 4.62 x 4.62 If an	Lot Front/Deptr: Feet Lot Shp: Rectangular Acres/Range: less than .50 Lot Irreg: DT 18, PLAN 62M843, ANCASTER. CI TY OF HAMILTON	Latter V			Fronting On:		Sq Ft/Src:	4,570 / Builder floor plan(s)
egal Desc: LOT 18, PLAN 62M843, ANCASTER. CITY OF HAMILTON Rooms Image: Comparison of the compari	$\begin{array}{c c c c c c c c c c c c c c c c c c c $				Lot Front/Depth:		Lot Shp:	Rectangular
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Den B 21' x 12'9" 6.4 x 3.89	21' x 12'9" 6.4 x 3.89							
Percention Poom B 30' x 26'8" 0 14 x 8 12	- JU A 20 0 J. 14 A 0. 13							
Recreation Room B 30' x 26'8" 9.14 x 8.13		Deerestier Deem	D	JU X 200	9.14 X 8.13			

Foundation:	Poured Concrete	Heat Src/Type:	Gas/Forced Air	Soil Type:
Exterior Finish:	Brick	Fireplace:	Natural Gas	Waterfront:
Roof / Yr updat:	Asphalt Shingle /	Water Src/Supply:	Municipal/	Pool: Inground
Basement:	(Full)	Water Meter: Private Entrance:		Private Entrance:
Basement Finish:	Fully Finished	Sewer:	Sewer	Visitable:
Parking (spaces):	Private Triple Plus Wide(6.0)	UFFI:		Elevator/Escalator:
Garage (spaces):	Attached(3)	Energy Cert LvI:		Retirement Com:
Other Structures:		Amps/Volts:	/	Recreational Use:
Air Conditioning:		AC Type:	Central Air	

REALTOR® Remarks

ABSOLUTELY STUNNING CUSTOM HOME IN ONE OF ANCASTER'S FINEST AREAS "TIFFANY FALLS". GORGEOUS COURT WITH APPROX 7,500 SQ FT OF LUXURY FINISHED LIVING AREA, HIGH CEILINGS. 5 BEDROOMS, MASTER BEDROOM ON MAIN LEVEL, 7 BATHROOMS, TOTALLY PRIVATE BACKGROUND OASIS WITH POND, HOT TUB, CABANA, PUTTING GREEN. SHOWS INCREDIBLE, FULLY FINISHED BASEMENT. A MUST SEE. SHOWS 10++

Ownership Type:		Taxes/Year:	15,237.38/2017		Trust Acct:	Non	
IST Applicable:	No	Assessment:	1,442,000/2016		Income Potentl:	No	
Condo Corp#:		Financing:	Clear		Payment Methd:		
Condo Fee		Included in cost:			Payment Freq:		
Comm Elem Fee:	Νο	Addl Mthly Fees:			Employ Letter:	Employ Letter:	
Additional Listin	ng Information						
Area Features:					Pets Permitted:		
eatures/Amenities:							
Schools:							
Rented Equipment:	None						
REALTOR® Info	rmation						
Appointments:	CALL LBO						
Commence Date:	06/13/2018	Commission:2%	Depost Reqd:	Depost Reqd:		Selling Price:	
Expiry Date:	02/27/2019	Contact Aft Exp:No	Deposit Amt:	Deposit Amt: 100000		Last List Price:	
Possession:	30 - 59 Days	Holdover Days:90	Sign:	Yes	Selling Date:		
Occupant:	Owner	Special Agmt:No	Lockbox:	Yes	Closing Date:		
Sellers:	KOVLJENIC, ROBIN	JEAN	SPIS:	No	Possession Date:		

List Brokerage 1 : Homelife List REALTOR® 1: Joseph R Conditions of Sale:

Homelife Professionals Realty Inc. Joseph Rosati / josephrosatisold@gmail.com Phone: Phone: Cond. Date:

Cell:

(905) 574-6400

(905) 574-6400

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