

REALTOR® Full

H4029893
ACTIVE

734 WOODHAVEN Place, Ancaster, L9G 5B3

\$2,149,444

Sale

Listing Information



PIN:	175640923	DOM:	8
Type:	Detached	ARN:	251814027042342
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Ancaster (42)	Rooms:	10
	Ancaster Heights /	Bedrooms:	5(5 + 0)
Neighbrhd:	Mohawk Meadows /	Bathrooms:	5 (4 + 1)
	Weywood (422)		
Cross Street:	Highvalley	2 pc:	1
Location:	Urban	3 pc:	1
Age / Year:	6-15 Years /	4 pc:	2
Zoning:		5+ pc:	1
Survey:	Available		
Fronting On:		Sq Ft/Src:	4,570 / Builder floor plan(s)
Lot Front/Depth:	50.79 Feet / 165.58 Feet	Lot Shp:	Rectangular
Acres/Range:	less than .50	Lot Irreg:	

Legal Desc: LOT 18, PLAN 62M843, ANCASTER. CITY OF HAMILTON

Rooms

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
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	14'11" x 13'3"	4.55 x 4.04	
Family 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			5+ Piece
Den	M	15'4" x 15'3"	4.67 x 4.65	
Bathroom	M			2-Piece
Laundry Room	M			
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	15'10" x 12'7"	4.83 x 3.84	
Bedroom	2	14'3" x 13'4"	4.34 x 4.06	3-Piece
Ensuite	2			3-Piece
Bathroom	2			4-Piece
Bathroom	2	30' x 26'8"	9.14 x 8.13	4-Piece
Games Room	B	21' x 15'5"	6.4 x 4.7	
Exercise Room	B	15'3" x 12'9"	4.65 x 3.89	
Den	B	21' x 12'9"	6.4 x 3.89	
Recreation Room	B	30' x 26'8"	9.14 x 8.13	

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas/Forced Air	Soil Type:	
Exterior Finish:	Brick	Fireplace:	Natural Gas	Waterfront:	
Roof / Yr updat:	Asphalt Shingle / (Full)	Water Src/Supply:	Municipal/	Pool:	Inground
Basement:	Fully Finished	Water Meter:		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 Lvl:		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++

Financial

Ownership Type:		Taxes/Year:	15,237.38/2017	Trust Acct:	Non
HST 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:	No	Addl Mthly Fees:		Employ Letter:	

Additional Listing Information

Area Features:		Pets Permitted:	
Features/Amenities:			
Schools:			
Rented Equipment:	None		

REALTOR® Information

Appointments:	CALL LBO	Commission:2%	Deposit Reqd:	Selling Price:
Commence Date:	06/13/2018	Contact Aft Exp:No	Deposit Amt:	100000
Expiry Date:	02/27/2019	Holdover Days:90	Sign:	Yes
Possession:	30 - 59 Days	Special Agmt:No	Lockbox:	Yes
Occupant:	Owner		SPIS:	No
Sellers:	KOVLJENIC, ROBIN JEAN			

List Brokerage 1 : [Homelife Professionals Realty Inc.](#)
List REALTOR® 1: **Joseph Rosati** / josephrosatisold@gmail.com
Conditions of Sale:

Phone: **(905) 574-6400**
Phone: **(905) 574-6400** Cell:
Cond. Date:

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