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MLS Listing - 56 - 305 Garner Rd.W., Ancaster



305 Garner Rd W 56 **List: \$819,900 For: Sale**

Hamilton Ontario L9G 5E6
Hamilton Ancaster Hamilton

SPIS: N **Taxes:** \$3,280.34/2024

Condo Townhouse	3-Storey	Rms: 9
Corp#: WSCC / 645	#Shares%:	Bedrooms: 5
Unit#: 50	Locker#:	Washrooms: 4
	Locker Lev Unit:	1x4xGround, 1x2x2nd, 1x3x3rd,
	Locker Unit#:	1x4x3rd
	Level: 1	

Zoning:

Prop Mgmt: Property Management Guild Incorporated

Dir/Cross St: Shaver Rd./Garner Rd.

MLS#: X12058630 **Possession Remarks:** TBD

Status Cert: N

Bldg Name:

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	Y	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$127.24	Lndy Lev:	Upper
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Stone / Stucco/Plaster
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Attached / 1
Apx Age:	0-5	UFFI:		Park/Drive:	Private
Apx Sqft:	2250-2499	Elev/Lift:		Park Type:	Exclusive
Sqft Source:	per Builder Floor Plan	Taxes Incl:		Park/Drv Spcs:	1
Exposure:	W	Heat Incl:		Tot Prk Spcs:	2
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Prk Lvl/Unit:	
Phys Hdp-Eqp:		Com Elem Incl:	Y	Bldg Amen:	
		Cert Level:		Prop Feat:	Ensuite Laundry, Family Room, Pets Allowed with Restrictions
		Energy Cert:			
		GreenPIS:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	2nd	9.97	x 8.17	Porcelain Floor	Quartz Counter	Stainless Steel Appl
2	Breakfast	2nd	8.23	x 8.17	Porcelain Floor	W/O To Deck	Open Concept
3	Living	2nd	18.24	x 10.66	Broadloom	Open Concept	Large Window
4	Great Rm	2nd	19.16	x 18.83	Broadloom	Irregular Rm	Picture Window
5	Prim Bdrm	3rd	14.14	x 9.91	Broadloom	3 Pc Ensuite	Closet
6	2nd Br	3rd	9.22	x 8.83	Broadloom	Closet	Large Window
7	3rd Br	3rd	9.22	x 7.81	Broadloom	Closet	Large Window
8	4th Br	3rd	15.81	x 8.56	Broadloom	Closet	Irregular Rm
9	5th Br	Ground	23.06	x 12.5	Broadloom	4 Pc Ensuite	W/I Closet

Client Remks:

5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Meticulously Maintained One Year New 3 Level Townhouse with 2,376 Sq.Ft. of Above-Ground Finished Living Space & \$46,000 in Builder Upgrades! 2. Bright & Spacious Fully-Upgraded Kitchen Boasting 12" x 24" Porcelain Tile Flooring, Modern White Cabinetry, Quartz Countertops, Glass Tile Backsplash, Upgraded Stainless Steel Appliances & Breakfast Area with W/O to BBQ Deck Leading to Backyard. 3. Very Bright & Spacious Open Concept Main Living Area with Huge Windows to Fully Capture Morning Sunrises & Evening Sunsets! 4. Spacious 3rd Level Featuring Large Linen Closet, Convenient Laundry Closet, 2 Full Baths & 4 Bedrooms, Including Primary Bedroom with 3pc Ensuite. 5. Fabulous Builder-Finished Ground Level Boasting Private, Spacious 5th Bedroom Suite/Rec Room/Den with W/I Closet & 4pc Ensuite (Can Easily Be Converted to in-Law Suite by Adding Kitchenette & Laundry). All This & More!! California Knock-Down & Smooth Ceilings Thruout (Except Closets) with 9' Ceilings on 2nd Level/8' on Ground & 3rd Levels. Upgraded Stair Railings. Upgraded Highly Durable, Low-Maintenance Berber Carpet in All Non-Tiled Areas. Upgraded Cabinetry in All Baths. Extensive Garage Shelving. Ample Visitor Parking Available. 2nd Driveway Coat, Rear Grading, Sod & Stairway from Deck to Backyard to Be Completed by Builder When Weather Permits. Tarion Warranty in Place. Very Low Maintenance Fees. Includes C/Air, HRV & R/I for C/Vac & Security System. Convenient Ancaster Location in Top School Zone with Great Access to Public Transit, Parks & Trails, Golf Courses, Shopping, Restaurants & Amenities. Quick 2 Minute Drive to Hwy 403.

Extras:

Listing Contracted With: REAL ONE REALTY INC. 905-281-2888

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