



Features & Upgrades - 56 - 305 Garner Rd.W., Ancaster

Highlights:

- Meticulously Maintained One Year New 3 Level Townhouse with 2,376 Sq.Ft. of Above-Ground Finished Living Space & \$46,000 in Builder Upgrades!
- Bright & Spacious Fully-Upgraded Family-Sized Kitchen Boasts 12" x 24" Porcelain Tile Flooring, Modern White Cabinetry, Quartz Countertops, Glass Tile Backsplash, Upgraded Stainless Steel Appliances & Breakfast Area with Walk-out to BBQ Deck Leading to the Backyard.
- Bright, Very Generous Main Living Area with Huge Windows to Fully Capture the Morning Sunrises & Evening Sunsets!
- Spacious 3rd Level Features 4 Bedrooms, 2 Full Baths, Large Linen Closet & Convenient Laundry Closet.
- Primary Bedroom Boasts 3pc Ensuite.
- Fabulous Builder-Finished Ground Level Boasts Private 5th Bedroom Suite/Rec Room/Den with Walk-in Closet & 4pc Ensuite (Buyer Can Easily Convert into Full in-Law Suite by Adding Kitchenette & Laundry).
- California Knock-Down & Smooth Ceilings Throughout (Except Closets), with 9' Ceilings on 2nd Level & 8' on Ground & 3rd Levels.
- Upgraded Stair Railings & Upgraded Highly-Durable Berber Carpet in All Non-Tiled Areas, Plus Upgraded Cabinetry in All Baths.
- Includes Central Air, HRV & Rough-in for Central Vac & Security System.
- 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.
- Full Tarion Warranty in Place.
- Convenient Ancaster Location in Top School Zone with Great Access to Public Transit, Parks & Trails, Golf Courses, Shopping, Restaurants & Amenities, Plus Quick 2 Minute Drive to Highway 403.

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-In Dishwasher, Stacked Washer & Dryer

Rental:

Hot Water Tank/Heater

Property Management Information:

Property Management Guild Incorporated / **Maintenance Fee:** \$127.24/Month

Builder Upgrades (2024):

- Central A/C
- Finished Ground Level Space
- Upgraded Kitchen Cabinetry, Hardware, Quartz Countertops, Undermount Sink, Glass Tile Backsplash & Polished 12" x 24" Porcelain Tile Flooring
- Upgraded Berber Carpet in All Bedrooms & Living Areas
- Upgraded Bathroom Cabinetry in All Baths
- Upgraded Stained Stair Railings