

Baldin

Custom Homes

905-548-0166

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12 Custom Built
HOMES

on 1.75 to 4.45 Acre Lots

Green Forest

E • S • T • A • T • E • S



\$926,000

(Includes HST)

List of Features on Reverse

Lot #7 - Model Home

Approx. 3000 Sq. Ft. on 1.75 acres

Lot #7 - Model Home (Approx. 3000 Sq. Ft.)

\$926,000 (incl. HST)

1.75 Acres (39.01m x 182.88m or 128' x 600')

Features

- Front Yard completely landscaped
- Front Yard sodded complete with sprinkler system
- Asphalt driveway with Stamped Concrete walkway
- Remainder of lot seeded by Hamilton Sod
- Oversized three car garage
- Stucco Facade – Complete Brick sides and rear
- Upgrade Timberline shingles
- Oversized Main floor and basement windows
- Three sided propane fireplace with ceramic surround and oak mantle
- Maple Kitchen with “Bone” finish and granite counter tops
- Under-cabinet Lighting and “Stepped” Upper Cabinets
- Three panel french door to exterior
- Hardwood floors Hallway, Great Room, Dinette, Den and Dining Room
- Tray Ceiling with Crown Moldings in Dining Room
- Open concept design with half walls and columns
- Main floor Powder room
- Upgraded porcelain tile flooring in kitchen, baths and laundry
- Upgraded stainless faucets
- Coffered ceiling in Master Bedroom
- Walk-in Closet complete with Built-In Organizers
- Jacuzzi tub in Ensuite
- Large glass enclosed shower with limestone tile in Ensuite
- 12” Crown moldings in Foyer and hallways
- Oak staircase with upgraded wrought iron spindles to Basement
- Complete light fixture package (\$6,000.00 value including potlights)
- Wood framed mirrors in all baths
- Granite counters in all baths
- 3” wood casing with backband
- Solid 8” baseboards
- Main Floor Den with Pewter Beveled French Door Entry
- Satin hinges with matching satin single lever door handles
- Exterior basement walls fully insulated, drywalled and painted
- 12” Silent Floor Joists
- Extra height basement (approx. 9’ high)
- Water System – Drilled well with digitally controlled constant pressure pump
- Backup Water System – 15,000 gal cistern under garage floor with eaves connected complete with pump
- Class 4 raised filter bed (Septic System)
- High efficiency propane furnace
- Complete central air
- Complete central vacuum
- Hot Water tank on rental basis
- Television via satellite
- Internet via satellite



Room Sizes

• Dining Room - 12' x 15' 6"	• Main Bath - 10' 10" x 6'
• Kitchen - 14' x 14'	• Bedroom #1 - 12' x 14' 6"
• Dinette - 17' 4" x 12'	• Bedroom #2 - 12' 4" x 13' 6"
• Great Room - 21' x 18' 4"	• Master Bedroom - 18' x 15'
• Garage - 31' x 21'	• Ensuite - 11' 4" x 11' 4"
• Laundry - 13' 4" x 7'	• Den - 13' 4" x 12'
• Powder Room - 9' 6" x 5' 6"	• Walk-in Closet - 11' 4" x 10'

**All Room Sizes are Approximate*

Contact our Broker to Arrange Your Personal Showing



M. Ann Stewart,
Broker

Cell: 905-308-2432 • Pager: 905-387-0086 Ext. 105
m.ann@glanvillerealty.com

Glanville
&
Associates

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BROKERAGE

Serving Hamilton, Dundas, Flamborough, Ancaster, Burlington,
Stoney Creek, & Surrounding Area For Over 30 Years

**Price and Features subject to change without notice.