



**\$749,999**

**305 GARNER RD W #117, HAMILTON, ON L9G 3K9, CANADA**

<https://www.gtarealestates.com>

Rarely offered and beautifully maintained, this exceptional townhouse is located in one of Ancaster's most sought-after family-friendly Tree Scapes Community. Just a few years old, this bright and modern home offers an outstanding combination of style, comfort, and convenience. Professionally designed with premium selection of features, this home boasts generous sized 3 bedrooms and 3...

- 3 beds
- 3 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft



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## Rooms & Units Descr

**UnitNumber:** 117

**RoomLevel1:** Second level

**RoomWidth1:** 3.71

**RoomType2:** Bedroom 2

**RoomLength2:** 2.84

**RoomDimensions2:** 2.84 m X 2.79 m

**RoomLevel3:** Second level

**RoomWidth3:** 2.82

**RoomType4:** Living room

**RoomLength4:** 5.57

**RoomDimensions4:** 5.57 m X 3.2 m

**RoomLevel5:** Main level

**RoomWidth5:** 2.49

**RoomType6:** Kitchen

**RoomLength6:** 3.2

**RoomDimensions6:** 3.2 m X 2.82 m

**RoomType1:** Primary Bedroom

**RoomLength1:** 5.74

**RoomDimensions1:** 5.74 m X 3.71 m

**RoomLevel2:** Second level

**RoomWidth2:** 2.79

**RoomType3:** Bedroom 3

**RoomLength3:** 3.86

**RoomDimensions3:** 3.86 m X 2.82 m

**RoomLevel4:** Main level

**RoomWidth4:** 3.2

**RoomType5:** Eating area

**RoomLength5:** 2.59

**RoomDimensions5:** 2.59 m X 2.49 m

**RoomLevel6:** Main level

**RoomWidth6:** 2.82

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## Location Details

**City:** Hamilton (Ancaster)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Ancaster

**Stories:** 2

**Levels:** 2

**FrontageLength:** 20 ft

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## Property Features



**Flooring:** Hardwood, Carpeted

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning, Air exchanger

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 2

**GarageYN:** True

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

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## Miscellaneous

**AssociationFeeFrequency:** Monthly

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## Courtesy of

**OfficeName:** HOMELIFE LANDMARK REALTY INC.

**Office ID:** 273707

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 2

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** No **OpenParkingYN:** No

**AttachedGarageYN:** No **GarageYN:** Yes

**CarportYN:** No **PoolYN:** No

**CoolingYN:** Yes **Cooling:** Central air conditioning, Air exchanger

