

$1,199,999

- 6 beds
- 4 baths
- Single Family
- Single Family
- 2500 - 3000 sq ft

309 AMBERLY BOULEVARD, HAMILTON (ANCASTER), ONTARIO, CANADA, L9G4B6

https://www.gtarealestates.com

MUST SEE! 4+2 Bed, 4 Bath Detached Home on a Premium Corner Lot with Basement Apartment! Bright open-concept layout with hardwood floors, pot lights, a newly renovated basement with separate entrance adds strong income potential, all in a prime location. Enjoy the large kitchen with quartz counters, S/S appliances, and ample cabinetry, overlooking the family...

Rooms & Units Descr

RoomType1: Primary Bedroom
RoomLength1: 13
RoomDimensions1: 13 m X 26 m
RoomLevel2: Second level
RoomWidth2: 11.2
RoomType3: Bedroom 3
RoomLength3: 13.4
RoomDimensions3: 13.4 m X 16.1 m
RoomLevel4: Second level
RoomWidth4: 13.3
RoomType5: Primary Bedroom
RoomLength5: 12
RoomDimensions5: 12 m X 12 m
RoomLevel6: Basement
RoomWidth6: 13
RoomType7: Kitchen
RoomLength7: 11
RoomDimensions7: 11 m X 6 m
RoomLevel8: Basement
RoomWidth8: 11
RoomType9: Family room
RoomLength9: 12
RoomDimensions9: 12 m X 16.3 m
RoomLevel10: Basement
RoomWidth10: 4
RoomType11: Recreational, Games room
RoomLength11: 11.5
RoomDimensions11: 11.5 m X 8 m
RoomLevel12: Main level
RoomWidth12: 11.1
RoomType13: Dining room
RoomLength13: 12.5
RoomDimensions13: 12.5 m X 11.1 m
RoomLevel14: Main level
RoomWidth14: 12.1
RoomType15: Office
RoomLength15: 12.1
RoomDimensions15: 12.1 m X 9.4 m
RoomLevel16: Main level
RoomWidth16: 4
RoomType17: Family room
RoomLength17: 18.1
RoomDimensions17: 18.1 m X 12.4 m
RoomLevel1: Second level
RoomWidth1: 26
RoomType2: Bedroom 2
RoomLength2: 13.3
RoomDimensions2: 13.3 m X 11.2 m
RoomLevel3: Second level
RoomWidth3: 16.1
RoomType4: Bedroom 4
RoomLength4: 13.2
RoomDimensions4: 13.2 m X 13.3 m
RoomLevel5: Basement
RoomWidth5: 12
RoomType6: Bedroom 2
RoomLength6: 11.5
RoomDimensions6: 11.5 m X 13 m
RoomLevel7: Basement
RoomWidth7: 6
RoomType8: Living room
RoomLength8: 11
RoomDimensions8: 11 m X 11 m
RoomLevel9: Basement
RoomWidth9: 16.3
RoomType10: Bathroom
RoomLength10: 8
RoomDimensions10: 8 m X 4 m
RoomLevel11: Basement
RoomWidth11: 8
RoomType12: Living room
RoomLength12: 15
RoomDimensions12: 15 m X 11.1 m
RoomLevel13: Main level
RoomWidth13: 11.1
RoomType14: Kitchen
RoomLength14: 18.1
RoomDimensions14: 18.1 m X 12.1 m
RoomLevel15: Main level
RoomWidth15: 9.4
RoomType16: Bathroom
RoomLength16: 8.1
RoomDimensions16: 8.1 m X 4 m
RoomLevel17: Main level
RoomWidth17: 12.4



Location Details

City: Hamilton (Ancaster)

Province: Ontario

Property Details

SubdivisionName: Ancaster

Levels: 2

Stories: 2

FrontageLength: 81 ft ,4 in

Property Features

Flooring: Hardwood,Tile,Laminate,Carpeted

Heating: Heat Pump

HeatingFuel: Natural gas

CoolingYN: True

Cooling: Central air conditioning

ParkingTotal: 8

OpenParkingYN: False

GarageYN: True

AttachedGarageYN: True

CarportYN: False

PoolYN: False

ViewYN: False

WaterfrontYN: False

Sewer: Sanitary sewer

Courtesy of

OfficeName: RIGHT AT HOME REALTY

Office ID: 68202

ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 8

Heating: Heat Pump

Sewer: Sanitary sewer



Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

CarportYN: No

CoolingYN: Yes

OpenParkingYN: No

GarageYN: Yes

PoolYN: No

Cooling: Central air conditioning