

**6 Stonebury Place, Hamilton, ON L8B 0Z1**

MLS@#: 30766235

Status: Active

RES/Freehold/Sale



Building Type:	<b>Detached</b>	Bedrooms:	<b>4</b>	Bathrooms:	<b>2.0</b>
Style:	<b>2 Storey</b>	Bedrooms AG:	<b>4</b>	Baths Full:	<b>2</b>
Region:	<b>Hamilton</b>	Bedrooms BG:	<b>0</b>	Baths Half:	<b>0</b>
Municipality:	<b>43 - Flamborough</b>			DOM:	<b>2</b>
Neighbourhood:	<b>044 - Flamborough East</b>	Age/Yr Built:	<b>16-30 Years/1990</b>		
Zoning:	<b>Residential</b>	Acres:	<b>2-4.99</b>		
Sq.Ft Source:	<b>6,980/Floor plan(s)</b>	Lot Shape:	<b>Rectangular</b>		
Lot Front/Depth:	<b>174.23 Ft/732.38 Ft</b>	Irregularities:			
CrossSt/Dir:	<b>OFF 11TH CONCESSION JUST EAST OF CENTRE ROAD</b>				

Recent Change: 09/18/2019 : NEW

**Property Details**

Exterior:	<b>Wood</b>	Heat Source:	<b>Gas</b>	Air Condition:	<b>Central Air</b>
Bsmt Size/Fn/Dev:	<b>Full/Fully Finished</b>	Heat Type:	<b>Forced Air</b>	Air Cond Type:	
Foundation:	<b>Poured Concrete</b>	Sewers:	<b>Septic</b>	Fireplaces:	<b>3 Natural Gas</b>
Roof:	<b>Asphalt Shingle/Well</b>	Water Meter:		Waterfront:	
Water:		Wtr Sup Type:	<b>Drilled Well</b>	Pool:	<b>None</b>
Parking Type:		Total Parking Spaces:	<b>12</b>	Retire Comm:	<b>No</b>
#/Type of Garage:	<b>2.0/Attached</b>	Assigned Spaces:		VisitAble:	
#/Driveway/Type:	<b>10.0/Private Double Wide/Asphalt</b>	UFFI:	<b>No</b>	Addl Month Fees:	
Energy Cert Level:		Soil Type:	<b>Loam</b>	Freehold w/Com Elem Fee:	<b>No</b>
Recreational Use:	<b>No</b>	Laundry Access:	<b>In-Suite</b>		
Remarks:	Elevator YN: # of Kitchens: <b>1</b>				

"Towering Pines" A fantastic home and property! 2.59 beautiful acres surrounded this outstanding architecturally designed Custom Build 1990 home. This Exclusive executive estate is situated on a cul-de-sac just north of the hamlet of prestigious Carlisle. Meticulous landscaping, elegant front walk and double granite doors will greet you as you enter this open-concept 4000 sq.ft home (plus 2300 sq.ft finished lower level). Soaring 28' cathedral ceiling (at the highest point), huge entertainers/gourmet kitchen (46' of granite counters), 3 fireplaces (1 natural gas, 2 wood- burning), hardwood floors, marble tile in bathrooms, huge master bedroom, and upstairs laundry. Main floor bedroom has walk-out to private 120 sq.ft deck. 2nd main floor bedroom could also function as a den/sitting room with gas fireplace. Fully finished 2300 sq/ft. lower level. Window-walls to enjoy the views of mature trees including 150 year-old white pine trees and lawns. Huge rear deck. 14,000 Linear ft. of clear western red cedar exterior, recently painted. Roof re-shingled 2015 . Driveway parking for 10+ cars. Excellent well with an abundance water. Come and see for yourself what an opportunity this wonderful executive property offers.

**Property Features**

Features/Amenities:	<b>Auto Garage Door Remote(s), Year Round Living / Cul de Sac/Dead End, Golf, Library, Major Highway, Place of Worship, Quiet Area, Schools, Skiing, Wooded/Treed</b>
Area Features:	<b>Fridge, Stove, Dishwasher, B/I oven, all Electrical light Fixtures.</b>
Inclusions:	<b>White Quartz Rock, Weather Station</b>
Exclusions:	
Elem Schools:	<b>Balaclava Our Lady Mt.Carmel Sec Schools: Waterdown Heights St. Mary's</b>

**Tax and Financial Information**

Roll#:	<b>251830393004310</b>	Assessment:	<b>\$1,145,000/2016</b>	Survey:	<b>Available</b>
Pin#:		Taxes:	<b>\$11,400/2019</b>	Private Entrance:	
Legal Desc:	<b>PLC 2-1 SEC 62M547; LT 2, PL 62M457 S/T LT234512, S/T LT 220459, FLAMBOROUGH</b>	Fronting On:	<b>East</b>	HST Applicable:	<b>No</b>
Location:	<b>Rural</b>				

**REALTOR® Information**

Rmks for Brokerages:

Please attached Form 801 and Schedule B to all offers.

Sellers:		Occupant:	<b>Owner</b>	Possession:	<b>Flexible</b>
Appointments:	<b>TLBO</b>	Deposit Req:		Possess Date:	
Commission:	<b>2.5%</b>	Deposit:	<b>75000</b>	SPIS:	<b>No/No</b>
Under Contract:	<b>None</b>	Lockbox:	<b>Yes</b>	Brkg Acct:	<b>NIB</b>
Sign:	<b>Yes</b>	Holdover Days:	<b>90</b>	Spec Agreement:	<b>No</b>
Commence Date:		Expire Date:		Cntct Expired:	<b>No</b>
Financing:	<b>Seller To Discharge</b>	Permit DDF:	<b>Yes</b>	CDOM:	

Income Potential:	<b>No</b>	Pmt Method:		Pmt Freq:		Employ Letter:	
List Brokerage 1:	<b>Royal LePage Meadowtowne Realty Inc., Brokerage</b>			L/BR Phone:	<b>(905) 878-8101</b>		
List Salesperson 1:	<b>Joseph A. Brazeau, Salesperson</b>			L/SP Phone:	<b>(905) 878-8101</b>		
Email:	<b>jbrazeau@royallepage.ca</b>						
List Brokerage 2:	<b>Royal LePage Meadowtowne Realty Inc., Brokerage</b>			Brokerage Phone:	<b>(905) 878-8101</b>		
List Salesperson 2:	<b>Virginia R. Brazeau, Salesperson</b>			SP Phone:			
Email:	<b>vbrazeau@royallepage.ca</b>						
List Brokerage 3:	<b>Royal LePage Meadowtowne Realty Inc., Brokerage</b>			Brokerage Phone:	<b>(905) 878-8101</b>		
List Salesperson 3:	<b>Jennifer Brazeau-Barg, Salesperson</b>			SP Phone:			
Email:	<b>jenniferbrazeau@brazeauteam.com</b>						
List Brokerage 4:	<b>Royal LePage Meadowtowne Realty Inc., Brokerage</b>			Brokerage Phone:	<b>(905) 878-8101</b>		
List Salesperson 4:	<b>Jodie Near, Salesperson</b>			SP Phone:	<b>(905) 878-8101</b>		
Email:	<b>inear@royallepage.ca</b>						