

Modern Elegance is Awaiting You at 434 Annalee Drive!

Ambiance awaits in this Dream Home ... stunning "Cathedral Ceiling" Great Room w/plenty of Windows and w/o to Private Balcony.

Open Concept designed gourmet Kitchen ... includes luxury Cabinets w/ Walk In Pantry; Peninsula Seating and Desk Area providing welcoming space for your family & guests.

Walk-out from the Breakfast Area to a serene Backyard, this Paradise is sure to impress.

Finished Lower includes room to grow w/ 4th Bedroom, Office or maybe an In-Law/ Nanny Suite ... designed with Class; Modern Flare & Charm to Please.

Convenience Plus ... Shops (Meadowlands Power Center & Lime Ridge Mall); Hospitals; Hamilton GO Centre; Public; Hwys (403/Hwy 6/Lincoln Alexander Pkwy). Short Walk to Public Transit; Schools; Parks & more.

Style, Sophistication & demure Elegance is awaiting you at 434 Annalee Drive.
... Welcome Home.

Total Space: Over **3,480 Sq. Ft.** *(per Measured Up)*

An Ideal location! ... 434 Annalee Drive is conveniently close to:

- Great Schools
 - Parks
 - Accessible Public Transit
 - Go Train (Hamilton Centre Go) is minutes away
 - Shopping Malls (Meadowlands Power Center, Lime Ridge Mall & More)
 - Hamilton Health Sciences
 - Highways (6; 403 & Lincoln Alexander Pkwy & a short distance to 401/407/ QEW)
- Convenience Plus ... Making this neighborhood the perfect area to call Home!

Come on over before it's too late!

Take time to admire the Unique Features within every room as they are sure to have something to offer. Enjoy your visit!

FOYER

- Single Front Door
 - o Above Door Glass Panel
 - o Two (2) Glass Side Panels

- Closet
 - o Double Door
 - o Closet Organizer

- Window
 - o One (1) - Oversize
 - o Drapes & Hardware

Finishing Touches:

- Built - in Window Seat
 - Display Niche
 - Light Fixture:
 - o Decorative Overhead Lighting
 - o Pot Light Over Window Seat
 - Floor:
 - o Porcelain
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GREAT ROOM

A Fancy & Elegant Space to Receive and Welcome your Guests!!!!

- Windows
 - o Five (5)
 - o California Shutters on 2

- Doors
 - o Double French w/California Shutters
 - o w/o to Balcony

Finishing Touches:

- Floor:
 - o Hardwood
 - Light Fixture:
 - o Overhead
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FAMILY ROOM / DINING ROOM

Open Concept with Kitchen / Breakfast Area/ Dining Room. A Great space to celebrate any occasion or host dinner parties!...certain to Delight!

- o Window
 - o Picture
 - o Blinds & Hardware

Finishing Touches:

- Ceiling:
 - o Texture
 - o Decorative Coffered Ceiling Featuring “Bull Nose” Construction
 - Floor:
 - o Hardwood
 - Light:
 - o Chandelier (in Dining Room)
 - o Pot Lights
 - Opens to Spacious Kitchen
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KITCHEN

The Kitchen is the heart of the home. Make your favourite meals that fuel your mind & body in this glorious space!

- **Cabinets & Drawers ... Plenty of Storage for your Everyday Needs!**
- **Cabinet:**
 - o Tall Uppers
 - o Under Cabinet Lighting
 - o Slow Closing Doors & Drawers
 - o Pot Drawers
- **Misc:**

- Backsplash: Stainless Steel
- Counter Tops: Granite
- Sink: Oversized Undermount
- Peninsula: with Seating for 3-4 Stools
- Breakfast Bar / Desk Area
 - Cabinet: Tall Uppers
 - Counters: Granite w/2 Tiers
 - Below Counter Storage

- **Kitchen Appliances:**

- Fridge: Samsung Bottom Mount French Door w/Water & Ice
- Stove: Kenmore, Convection 5 Burner
- Dishwasher: Kenmore Elite w/Interior Light
- Microwave: Kenmore Built In

Finishing Touches:

- Floor:
 - Porcelain 12 x 24
- Light Fixture:
 - Pot Lights

BREAKFAST AREA

- Peninsula Seating
 - Seating for up to 4 Stools
 - Counter: Granite
- W/O to Upper Deck
 - Double French Doors

Finishing Touches:

- Floor:
 - Porcelain
 - Light Fixture:
 - Decorative Pendant
 - Pot Lights above Peninsula
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WALK IN PANTRY

With Built In Organizers... Plenty of room to store oversized Kitchen Appliances!!!

Finishing Touches:

- Floor:
 - Porcelain
 - Light Fixture:
 - Overhead Light
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MASTER BEDROOM

Take a well-deserved break from your busy schedule in your Master Retreat.

- Windows: Two (2)
 - California Shutters
- Closet:
 - Pocket Door
 - Walk – In w/Light
 - Closet Organizers

Finishing Touches:

- Floor:
 - Hardwood
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4-PIECE ENSUITE

- Windows: One (1)
 - Blinds & Hardware
- Vanity:
 - Under Counter Storage
- Shower

- Stand Alone
- Glass Enclosed
- Rainfall Showerhead
- In Shower Lighting
- Tub
 - Corner Soaker w/Jets

Finishing Touches:

- Floor:
 - Ceramic
 - Light Fixture:
 - Above Vanity
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BEDROOM 2 & 3

- Windows: One (1)
 - Blinds & Hardware
- Closet:
 - Double Doors

Finishing Touches:

- Floor:
 - Hardwood
- Light Fixture:
 - Overhead

Misc: Bedroom 3

- Ceiling:
 - Partial Cathedral
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MAIN BATH - 4 Pc

- Vanity:
 - o Under Counter Storage
- Sink
 - o Undermount
- Counter Top
 - o Granite
- Shower / Tub
 - o Soaker
 - o Rainfall Showerhead
 - o Polished Porcelain Surround

Finishing Touches:

- Floor:
 - o 24 x 12 , Polished Porcelain
 - o Light Fixture:
 - o Decorative, Above Vanity
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****FINISHED LOWER LEVEL****

Another remarkable area of this home is the Lower Level. Plenty of Storage and Room to Grow.....Could be used as a Nanny's Quarters or In Law Suite....how would you use this space?!!!

RECREATION

Features:

- Window: One (1)
 - o Oversize
 - o Above Grade

Finishing Touches:

- Lights:
 - o Pot Lights
- Floor:

- Laminate
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LAUNDRY ROOM

Features:

- Window: One (1)
 - Oversize
 - Above Grade
- Cabinets:
 - Upper & Lower; Built In
 - Slow Closing Doors & Drawers
- Counter:
 - Plenty of Room For Folding
- Sink:
 - 'Ove' Utility
 - Free Standing
 - Storage Below

Finishing Touches

- Appliances:
 - Washer: LG Inverter Direct Drive
 - Dryer: LG Sensor Dry
- Floor:
 - 12 x 24, Marble
- Lights:
 - Florescent Lighting

DEN / OFFICE / 4th Bdrm?

What would you use this space for?

Features:

- Window: One (1)

- Oversized
- Above Grade

Finishing Touches:

- Light:
 - Pot Lights
 - Floor:
 - Laminate
-

STORAGE

Under Stair Storage

- Overhead Light

Finishing Touches:

- Appliance:
 - Danby Fridge

Furnace Room

- Overhead Light
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INCLUSIONS:

- All Existing:
 - Attached Electrical Light Fixtures
 - Decorative, Pot Lights, Pendant, Chandeliers
& Overhead Lights where existing
 - Window Coverings & Attachments
 - Blinds; California Shutters & Hardware where applicable
 - Decorative Mirrors
 - Bathrooms

- Kitchen Appliances: *Stainless Steel*
 - Fridge: Samsung, Bottom Mount French Door w/ Water & Ice
 - Stove: Kenmore, Convection – 5 Burner
 - Dishwasher: Kenmore Elite w/Interior Light Built In
 - Microwave: Kenmore, Built-In
- Laundry Appliances:
 - Washer: LG Inverter, Direct Drive
 - Dryer: LG, Sensor Dry

EXCLUSIONS:

- Lower Level;
 - Wardrobe and Shelving in Storage
 - Wardrobes in 4th Bedroom / Office

NOTES

Major Components of Home:

- Furnace: Goodman (2014 – Owned)
- Central Air Conditioner: (2014– Owned)
- Hot Water Tank: Rheem (2014 - Rental)
- Roof: (2014)
- Windows: (2014)

RENOVATIONS / UPGRADES / EXTRAS:

Exterior:

- Garage: 1 Garage Door w/Accent Windows
GDO (1), Remotes (1) & Keyless Entry
- Walkway & Porch: Decorative Stone
- Front Door: Decorative Over the Door Panel
Decorative Side Glass Panels
- Backyard: Fence
Deck
- Pot Lights: Soffit, Front Door & Balcony

Interior:

Kitchen:

Cabinets: Tall Uppers
Slow Closing Doors & Drawers
Under Mount Lighting

Counter: Granite

Backsplash: Stainless Steel Backsplash

Peninsula: Room for 3-4 Stools

Dining / Family Room: Open Concept with Kitchen & Dining Room

Ceiling: Coffered Ceiling w/Pot Lights & "Bull Nose" Construction

Great Room: Cathedral Ceiling

Dbl Door Walk Out to Balcony

Lower Level:

Recreation: Finished

Laundry Room: Built In Cabinets for Storage

Additional Rooms: 4th Bedroom / Office

Floors:

Hardwood Living; Dining; Family; 2nd Level Hallway;
Staircase to 2nd Level, All 2nd Level Bdrms

Porcelain Foyer; Pdr Rm; Kitchen; Breakfast Area;
Main Bath; Lower Level Hallway

Marble Laundry

Ceramic Master Ensuite

Laminate Recreation Room

All information contained herein has been supplied by the Vendor to the best of his/her knowledge & while deemed accurate is NOT guaranteed. All measurements are approximate. No guarantees are provided or warranted on the information given.