



## 45 PARK LANE, ANCASTER

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**CHESTNUT  
PARK**<sup>TM</sup>

REAL ESTATE LIMITED, BROKERAGE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE





## RARE OPPORTUNITY IN ANCASTER

Live in one of the finest and most sought after areas of Ancaster. Set against towering trees and mature evergreens and situated on an absolutely magnificent property. Quiet and Private exclusive end of Cul-De-Sac location yet close to shopping, restaurants, Hamilton golf course, schools, conservation area and more. Great home with opportunity to personalize. Over 4,100 square feet, four bedrooms and five bath, two of the bedrooms have their own ensuite. Very private backyard with beautiful 1,000 square foot stone patio and lots of room to add amenities. There is a fully finished basement with a chance to still define it yourself. Main floor has a large family room, kitchen with dining and a separate formal dining room, also a bonus office and a mud room entrance from the garage. The furnace and AC were replaced in November 2017. The addition was in 1992, and the plans are available in PDF. Plumbing and wiring updated during the renovation.





## FEATURES

- Located on a quiet cul-de-sac in one of the most sought after areas in Ancaster
- Over 4,100 square feet with 4 bedrooms and 5 baths
- Large family room
- Separate formal dining room
- Fully finished basement
- Private backyard with a 1,000 square foot stone patio
- Beautiful towering trees and mature evergreens
- An addition was added in 1992, plans are available
- Furnace and AC have been replaced (November 2017)
- Close to shopping, restaurants, Hamilton golf course, schools and conservation area





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