

Age of house – 8 years (2014)

Current owners since 2014

Square feet - 2700

Bedrooms - 4 + 2

Bathrooms - 4

Property - 100 X 200 FT

339 HIGHLAND RD E
SHOWING NOTES

Full Legal Description:

PT LT 18, CON 7 SALT FLEET, PART 1, 62R10411; STONEY CREEK; CITY OF HAMILTON

Inclusions:

- Professional Upper Appliances: 2 Electric Ovens[whirlpool], Decor 6-Burner Convection Gas Stove, Range Hood, Frigidaire side-by-side Freezer/Fridge, Dishwasher Bosch [double washer], Washer, Dryer. Lower Appliances: Stove [GE profile], Fridge [MC commercial]. Hollywood Room Closets, GDO, Central Vac, Bradford White Water Heater, Rheem high efficiency furnace, HRV, Gazebo, 2 Pergolas, 2 fountains, BBQ shelter, Sauna, Generator, Firepit.

Rental Items:

- None

Features & Upgrades:

- 2700 square feet plus finished basement
- Gorgeous in-law with large windows and separate entrance
- Huge driveway - very durable construction
- 3 car garage with ample storage and rear door to backyard.
- Beautiful landscaping including pavers/ walkways and patios
- Multi-tiered Trex Composite decking
- Private balcony off master
- Evergreen privacy border around home
- Vaulted ceilings in living room
- Limestone gas fireplace mantle
- Solid maple cabinets on main level
- 1.25 inch granite counters on main floor and quartz counters in basement
- Oak staircase
- Large windows throughout with transoms
- Multi-person steam Sauna with electric boiler - made of cedar [Includes lights and stereo]
- Solid brick and stone construction
- Full Rain Burg Irrigation system (front and back yard) with sensors
- Natural gas heat (rare in the country)
- 2 sump pumps with 3rd pump as backup
- 22 kwh Generac backup generator w transfer switch
- Free water and sewer
- Water Filters - UV, Charcoal Brim.
- Softener - Uses Sodium Zeolite and potassium to re-charge
- French drains and excellent drainage to ditch.
- 2 stage septic (cleaned last year)



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COVID -19
PROTOCOL

SHOWING PROTOCOL

PLEASE REMOVE YOUR SHOES



PLEASE USE HAND SANITIZER



PLEASE LEAVE LIGHTS ON



PLEASE DO NOT USE BATHROOMS

THANK YOU!



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