

1923 HWY 97
Hamilton, ON N1R 5S7

RES/Freehold/Sale/Freehold

Price: **\$3,180,000**



MLS® #: **30756744** Prev Price:
 Alt. MLS® #: Status: **Active**
 Region: **Hamilton** DOM:
 Municipality: **43 - Flamborough** Basement: **Yes**
 Neighbourhood: **045 - Beverly**
 Bldg Type/Style: **Detached/Backsplit**
 Age/Yr Built: **31-50 Years**
 Legal Desc: **PT LT 17, CON 9 BEVERLY, PART 1 ON 60R16536, FLAMBOROUGH, CITY OF HAMILTON. T/W AH EASEMENT OVER PT LOT 18 CON 9 BEING PARTS 2&3 ON 62R16 757 AS IN WE276681; T/W AN EASEMENT OVER PT LT 18 COM 9 BEING PARTS 1&2 ON 62R16757 AS IN -**
 Sq.Ft./Source: **2,665/Floor plan(s)** Tot Bdrms: **5 (4+1)**
 Sq Ft Range: **2001 to 3000** Bathrooms: **3.1**
 Acres/Range: **110.000 / 100-149.99** Lot Front: **233.00 Ft**
 Taxes/Year: **\$5,418/2019** Lot Depth:
 Irregularities: **1 KM LONG LANE** Lot Shape: **Irregular**
 Heat: **Propane/Forced Air** Sewer: **Septic**
 Water: **Well/Drilled Well**
 Sellers:
 List SP/Brk: **[Joseph A. Brazeau, Salesperson / Royal LePage Meadowtowne Realty Inc., Brokerage](#)**
 CrossSt/Dir: **HWY 97 - WEST OF FOREMAN RD.**

Property Details

Roof:	Asphalt Shingle	Yr Roof Repl:	2006	Air Cond Type:	Central Air
Exterior:	Brick	Pool:	None	Laundry Access:	In-Suite
Foundation:	Poured Concrete	Ener Cert Lvl:		UFFI:	No
Fireplaces:	1 : Fireplace Insert	Water Meter:		Adl Mnth Fees:	
Bsmt Size/Fn/Dev:	Full/ Fully Finished /Separate Entrance, Walk-Out	Waterfront:		VisitAble:	
#/Type of Garage:	1.0/Attached	Total Parking Spaces:	51	Fronting On:	North
#/Driveway Parking/Type:	50.0/ Front Yard/Asphalt, Gravel	Assigned Spaces:		# of Kitchens:	2

Public Remarks

Welcome to "Abbeylara," a truly pretty, picturesque 110 acre Equestrian facility in West Flamborough. A kilometer-long driveway leads to a custom-built brick home (built approx. 1980) featuring 5 bedrooms, 4 bathrooms, family/ breakfast room off kitchen, separate living & dining rms., 2 kitchens, one being in the large in-law suite. The French patio doors in the recreational room on the lower level open out to a patio by the fish pond, tennis court (may need resurfacing), manicured lawns and beautiful mature trees. The indoor arena is conveniently attached to the 26 stall barn which is attached to the hay barn. There are 2 wash stalls, 6 grooming stalls, large tack room with lockers and washroom, kitchenette and viewing area to the indoor arena. Support beams in the bank barn (2 more stalls) were reinforced in 2014 and is in good condition. Other features include the outside dressage sand ring, jumping field, 7 paddocks and 60 +/- acres in hay to feed the horses. This is a working, well-established, professionally run facility by owners widely known in the equestrian world (since 1980) who have continually loved and maintained their farm and home. Come and see for yourself what this wonderful opportunity has to offer.

Property Features

Features and Amenities: **In-Law Suite**
 Area Influences: **Greenbelt/Conservation, Major Highway, Quiet Area, Schools, Skiing**
 Inclusions: **Fridge, stove, dishwasher, washer and dryer, stove in in-law suite, all electrical light fixtures (except Liv. Chandelier), all blinds, central vac and attachments, sump pump, pond pump, tennis net and posts, saddle racks in barn**
 Exclusions: **Chandelier in Liv. Rm., Curtains & Rods in Breakfast Rm., book cases X 5, Generator, Water heater and propane tank are rentals.**
 Other Structures: **Barn, Fence - Partial, Workshop**
 Retirement Comm: **No** Rec Use: **No** Soil Type:

Tax and Financial Information

Roll#:	251830191003600	Assessment:	\$1,433,000/2016	Survey:	Available
Pin#:	175290088	Zoning:	RES/AGR		
Location:	Rural	Fronting On:	North	HST Applicable:	Yes

Special Designations: **Conservation Control**

Condominium Information

Property Management Contact:	/	Status Cert:	
Elevator:	No	Locker #:	
		Cmn Elm Fee:	No

REALTOR® Information

Rmks for Brokerages: **Please attach Schedule B and Form 801 to all offers.**
 Appointments: **LBO** Occupant: **Owner** Possession: **90+ Days**
 Commission: **2.5%** Deposit: **100000** Possess Date:
 Brokerage Acct: **IB** SPIS: **No/No** Under Contract: **Hot Water Heater, Propane Tank**
 Sign: **Yes** Lockbox: Expire Date:
 Commence Date: **Seller To Discharge** Holdover Days: **90** Spec Agreement: **Yes**
 Financing: **Royal LePage Meadowtowne Realty Inc., Brokerage Joseph A. Brazeau, Salesperson** Contact Exprd: **No**
 List Brokerage 1: **Royal LePage Meadowtowne Realty Inc., Brokerage Joseph A. Brazeau, Salesperson** CDOM: **0**
 List Salesperson 1: **ibrazeau@royallepage.ca** L/BR Phone: **(905) 878-8101**
 Email: **(905) 878-8188** L/SP Phone: **(905) 878-8101**
 L/SP Fax: **(905) 878-8188** Salesperson Cell: **(905) 878-8101**
 List Brokerage 2: **Royal LePage Meadowtowne Realty Inc., Brokerage** Brokerage Web: **www.meadowtowne.com**
 List Salesperson 2: **Virginia R. Brazeau, Salesperson** Brokerage Phone: **(905) 878-8101**
 Email SP2: **vbrazeau@royallepage.ca** SP Phone:

List Brokerage 3: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) 
List Salesperson 3: [Jennifer Brazeau-Barg, Salesperson](#) 
Email SP3: jenniferbrazeau@brazeateam.com
List Brokerage 4: [Royal LePage Meadowtowne Realty Inc., Brokerage](#)
List Salesperson 4: [Jodie Near, Salesperson](#) 
Email SP4: jnear@royallepage.ca

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