

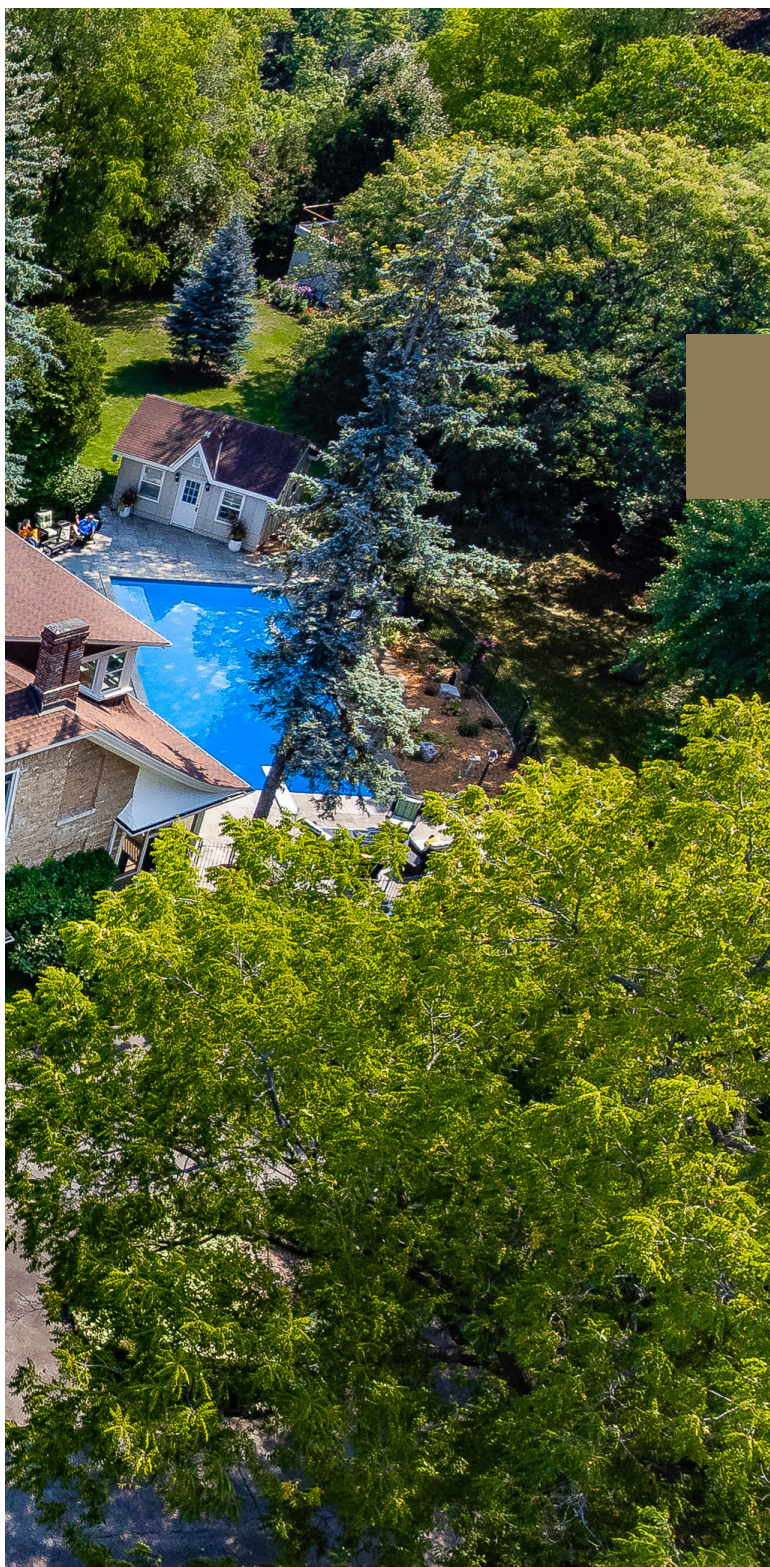


201 Main Street South

WATERDOWN





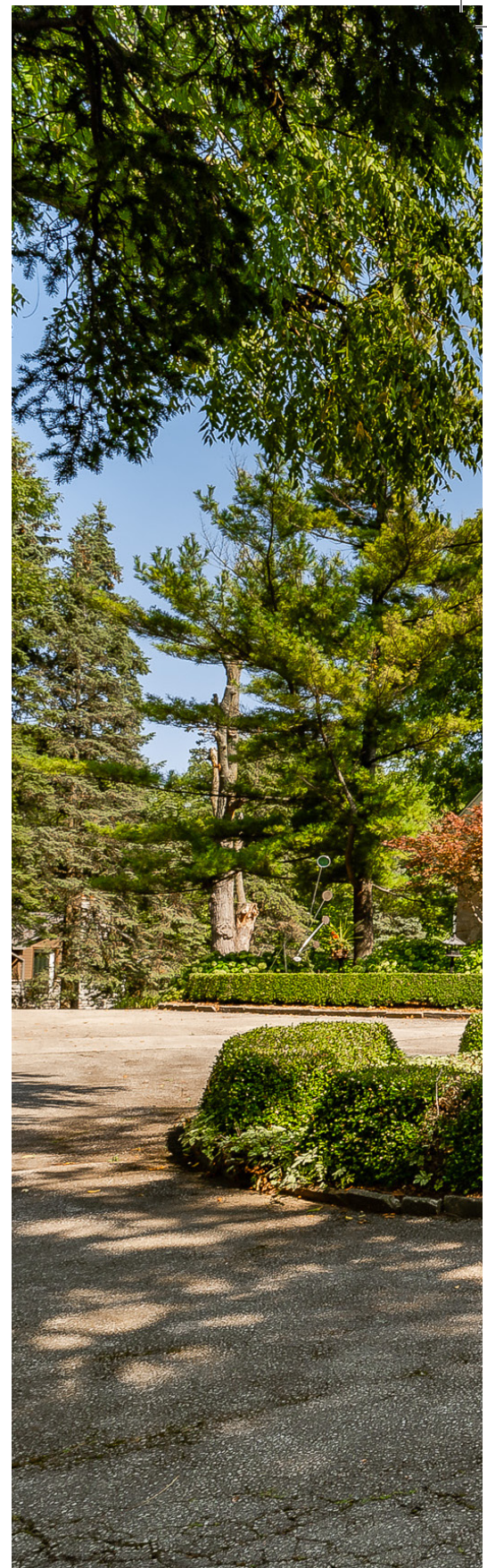


exclusive opportunity!

Stunning and significant extraordinary historical home (not designated) in the quaint and sought-after village of Waterdown, steps from restaurants and shops! Welcome to 201 Main Street south, The J.K. Griffin home, a vernacular stone landmark with Gothic Revival influence, substantially enlarged by the current owners. (2003) Built on a hillside and set back from the street, the curb appeal is astounding with a stately stone facade, an impressive circular drive, towering trees throughout the grounds, and a heated 2 level double-car garage for the car enthusiast! Sitting on almost 2 ACRES, the very private and sweeping grounds feature a spacious manicured backyard garden, 800 sq foot gunite pool, and pool house complete with bathroom.



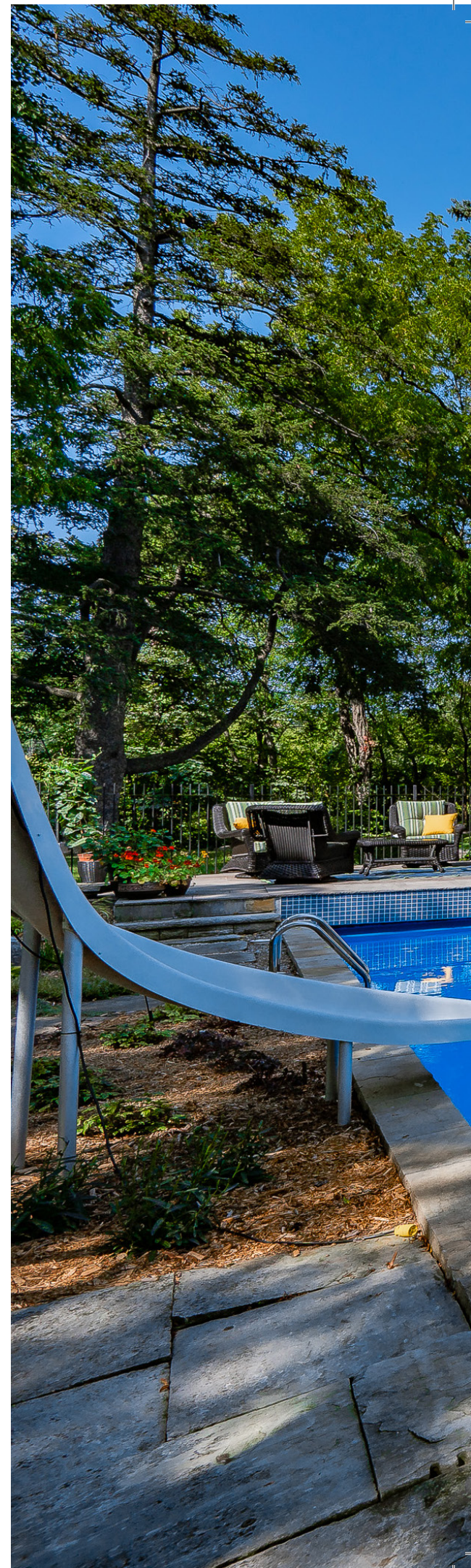






Steeped in history, J.K. Griffin House has been thoughtfully expanded (2003) with an outstanding 40' sunroom complete with floor-to-ceiling sundrenched windows, to enjoy the complete privacy provided by the perimeter treescape and elevation changes. Entertain guests effortlessly between the indoor space and the outdoors, where guests will want to linger in the 3 season sitting room to dine and relax.

Enjoy the warmth and grandeur throughout this 4 bed/ 4 bath with approx 4,731 sq ft offering classic proportions, pristine millwork, and soaring ceilings, this grand home is both stately and approachable. Generous principal rooms throughout, gas and wood burning fireplaces, and a sizable office/library allow for live/work. With fully upgraded mechanical systems and curated improvements throughout, 201 Main Street is an ideal fit for the discerning buyer. A short stroll to the quaint restaurants & shops, in arguably the very best location in all of Waterdown.











floor plans

This detailed floor plan shows a two-story residence with a large gas-heated garage on the left. The main living area includes a sunroom, breakfast area, kitchen with island, dining room, and two living rooms. A central foyer provides access to multiple bedrooms, including one with a fireplace and screen, and a bathroom. Staircases lead up and down from the central hall.

GAS HEATED 2 LEVEL GARAGE
28'9" X 24'10"

SUNROOM
40'11" X 13'10"
CH. 9'11"

BREAKFAST AREA
14'5" X 10'2"
CH. 9'5"

KITCHEN
13'6" X 12'6"
CH. 9'2"

DINING ROOM
18'2" X 14'7"
CH. 9'5"

LIVING ROOM 2
18'0" X 16'3"
CH. 10'11"

LIVING ROOM
18'0" X 16'3"
CH. 10'11"

FOYER
10'4" X 9'11"

SCREEN ROOM
38'10" X 9'4"
CH. 10'11"

OFFICE/LIBRARY
13'1" X 9'1"
CH. 10'11"

PWDR
13'0" X 5'4"
CH. 10'4"

LAUNDRY
5'2" X 5'0"

EAST PATIO

CLOSET

FIREPLACE

PASS-THROUGH

DOWN

UP

The second floor plan features four bedrooms and two bathrooms. The layout includes:

- Bedroom (12'6" x 10'8")**: Located on the left side, featuring a fireplace, a walk-in closet, and access to a linen closet.
- Bedroom (18'4" x 13'1")**: A large central bedroom with a fireplace, a walk-in closet, and access to a linen closet.
- Bedroom (18'7" x 17'3")**: The primary bedroom on the right side, featuring a fireplace, a walk-in closet, and access to a linen closet.
- Bedroom (16'7" x 10'7")**: Located at the bottom right, featuring a fireplace, a walk-in closet, and access to a linen closet.
- Bathroom (9'10" x 8'6")**: Located near the 12'6" x 10'8" bedroom, featuring a walk-in closet and access to a linen closet.
- Art Studio (18'6" x 7'4")**: Located on the far right, featuring a fireplace, a walk-in closet, and access to a linen closet.
- Other Features**: The plan includes multiple closets, a linen closet, and a fireplace in each bedroom.

[illegible]

Lower Level Total = **1,025 sq ft**

noteables

Exterior

- Striking stone exterior with circular drive, meticulous landscape and complete privacy
- Home is alarmed by Reardon Security Systems in Dundas, monthly monitoring includes motion sensors and 4 outside cameras
- Gas line to the BBQ on the east patio
- Snow catcher on the roof over the sunroom (no access)
- Exhaust piping for the furnace was covered on the exterior wall
- Added 2 level 29' x 29' heated garage in 2003
- Armour stone retaining wall at rear garage door
- Pool house with pool equipment, 2 change rooms, kitchenette, and 2pc bath
- Pool house includes a glass window that was saved and signed by the builder
- Screened-in 3 Season sun room with square cut flagstone, ceiling fans, tongue & groove strip ceiling with convenient access to the front drive.
- Gas Heated Gunite Pool with wrought iron fencing
- A dozen different variety of trees throughout the landscaped grounds

Interior

- 2 Hanging art pieces (drawings of the house), as well as any historical publications, stay with the house
- 2 Windows are original to the house - window to the office/library
- Window to the dining room is signed by the builder in 1870
- Dining room is original to the house
- Original pocket doors between Living room 1 and Living room 2 (would have been the womens parlour and mens parlour)
- Original door from the pass-through to the sunroom
- 13" original millwork in the living rooms and dining room
- See Curated improvements list for chronologically ordered upgrades/additions

Mechanicals

- Boiler (2010) - services the primary bedroom on the east side, the west side bedroom, as well as the center bedroom
- Thermostat in the sunroom controls the sunroom boiler system
- Forced air natural gas furnace (2011) - heats the north side of the house
- Climate control rough in - basement wine room
- Garage is heated with gas tube heating
- Water heater is electric and owned
- Honeywell humidifier
- All toilets are connected to the sewer except for the primary bedroom and pool house.





improvements

1998

- Maytag front load washer and dryer (washer replaced in 2011)
- Replacement of 4 windows in kitchen/bath – KOBE Magnum commercial grade double hung windows
- Renovation of kitchen – woodwork and design by EZ Cabinets of Hamilton
- Former kitchen was gutted and rebuilt – east wall was reframed, squared and insulated; new drywall and the ceiling lowered
 - o Sub Zero side by side refrigerator and freezer
 - o Dacor gas range top
 - o Maytag dish washer
 - o Jenn Air double ovens

1999

- Eating area – renovated and refurbished – woodwork and design by EZ Cabinets, including replacement of doors with solid maple hardwood
- Addition of gas fired fireplace in dining room

2001

- Upgrade to security system – replacement of control units, and addition of wireless contact switches
- Air conditioner installed in master bedroom

2002 and 2003

- Removal of old garage and sunroom
- Building addition including a 29 x29 two story (4 car) fully insulated garage, complete with infrared heating
- Addition of the 40 ft sun room on east side of residence, complete with 8 ft windows and French doors
- Paneling of dining room
- Paneling of lower foyers, stairwell and upper landing
- Adjustments to heating system to zone the new sunroom from the remainder of the house
- Landscaping upgrade, including armor stone wall at east side entrance to garage basement
- Development of driveway on the north side of house
- Asphalting of garage entrance

2004

- New electric water heater
- Install new Hayward pump and filter for pool filtering system
- Repair and refurbish the exterior walls at ground level (around entire house)

2005

- Replacement of three windows - primary bedroom, bath room and guest bedroom
- Design, renovate and rebuild primary bedroom and bath room
- Reparge exterior east wall
- Connection to city sewer system – 175 feet of line to city connection

2006

- Asbestos removal – all areas of the basement
- Acquisition of armor stone for front gardens

2007

- Relining of east chimney flue
- Reshingle of pool house roof
- Installation of low voltage lighting systems in front gardens and yard
- Installation of street lamps along driveway
- Installation of 4 security cameras
- Redevelopment of gardens

2008

- Continuation of redevelopment of gardens

2010

- Replacement of boiler – Weil McLean VG6
- Painting – downstairs kitchens, bathroom and library/office

2011

- Installation of new mahogany front door
- Replacement of forced air furnace and humidifier and installation of air conditioning for hvac system for north side of house.

2012

- Reroof the house
- Installation of gas fireplace – west living room

2013

- Installation of stone pool deck
- Complete refurbishment of pool house – tiles, kitchen, paneling, lighting and painting

2014

- Replacement of pool heater and pool pump and motor
- Kohler toilet in downstairs bathroom

2015

- Expansion of pool deck to wrought iron fence
- Rescreen front porch
- Create hosta bed on north side (under the spruce trees)

2016

- Replace windows in studio (overlooking the pool), including insulation of subfloor
- Replace glass in screened in porch door with double pane

2017

- Interior painting – living room, hallways (both upper and lower), dining room, sun room and office
- Installation of electrical outlets on pool deck
- Installation of track lighting in studio
- Installation of pull out shelving in kitchen cupboards

2018

- Replacement of all sunroom windows – east side
- Painting inside and outside of screened in porch

2019

- Retile the pool
- Replacement of soffit and fascia around the screened in porch
- Installation of fans and lighting in the screened in porch

2020

- Replacement of security cameras

2021

- Complete repainting of pool
- Installation of new winter cover for the pool

2022

- Replacement of living room and dining room windows (west side)
- Replacement of Stelrads in primary bedroom and bath
- Repaving of lower driveway (shared with neighbor)
- New pool cleaner (Medtronic)
- Replacement of fans and lighting in kitchens
- Replacement of wall sconce lighting in main floor powder room
- Painting of kitchen cabinetry, trim and walls, including new cabinetry handles
- Painting of office/library walls and downstairs bathroom walls
- Painting of studio/sun room (upstairs)
- Replacement of boiler expansion tank
- Replacement of pex piping to the sunroom radiator



school information

PRIVATE SCHOOLS

Burlington Christian

Academy
Grades PK to 8
521 N Service Rd

Fern Hill School

Grades PK to 8
801 N Service Rd

Burlington Royal Arts Academy

Grades 9 to 12
2054 Mountainside Dr

Grace Christian School

Grades K to 8
497 Millgrove Side Rd

Laureate College

Grades 9-12
1921 Snake Road

Waterdown Montessori School

1921 Snake Road

PUBLIC SCHOOLS

Mary Hopkins PS

Designated Catchment School
Grades PK to 5
211 Mill St N

Flamborough Centre ES

Designated Catchment School
Grades PK to 8
922 Centre Rd

É Élém Renaissance

Designated Catchment School
Grades PK to 6
1226 Lockhart Rd

Waterdown DHS

Designated Catchment School
Grades 9 to 12
215 Parkside Dr

CATHOLIC SCHOOLS

St Thomas the Apostle

Catholic ES
Grades PK to 8
170 Skinner Rd

ÉÉC Saint-Philippe

Grades PK to 6
901 Francis Rd

St Mary Catholic SS

Grades 9 to 12
200 Whitney Ave

ÉSC Sainte-Trinité

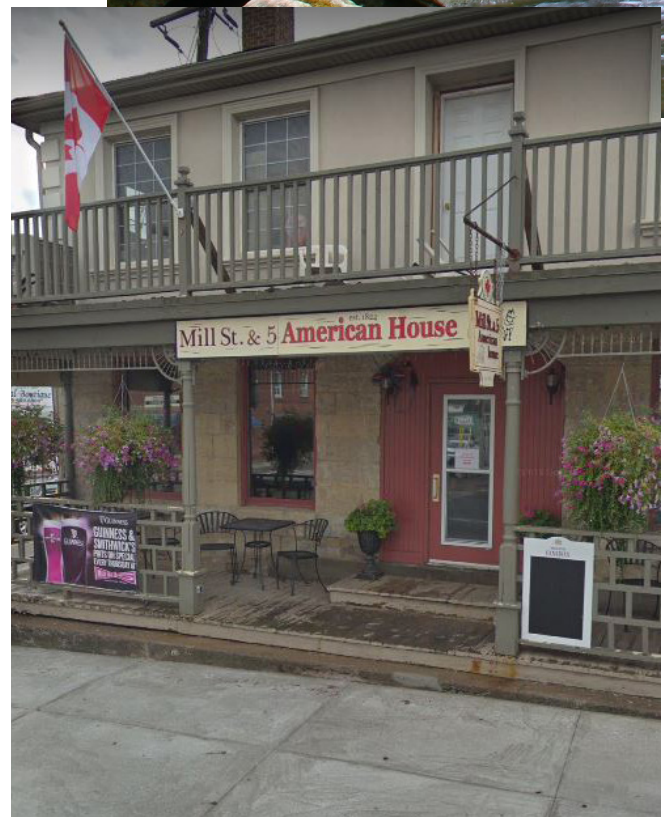
Grades 7 to 12
2600 Grand Oak Trail

the village of waterdown

Welcome to the quaint and sought after village of Waterdown!

Come for the trails, stay for lunch. If you like to hike, bike, stroll, Waterdown has it all! Discover the charming commercial district, heritage buildings and nearby natural assets that provide lovely scenery to explore. Situated atop the Niagara escarpment and surrounded by rural land to the north, the village is a hub for nearby hiking trails, including access points to the Bruce trail and stunning views of the Smoking Hollow waterfalls. Do you like to bird watch? Enjoy a woodland walk through the Waterdown North Westland Trails, which is a great lookout spot for birdwatching. Cool down after a challenging cycle up snake road with a relaxing massage or treat yourself to a delicious light snack. From May to October, a great way to spend your Saturday morning is at the local Farmers market.

Agricultural roots run deep in the Waterdown community, with 2023 marking its 10th season at the Royal Canadian Legion on Hamilton Street North. Enjoy an amazing culinary experiences at one of the many fantastic restaurants ranging from wonderful local pubs to fine dining steakhouses. Waterdown offers an abundance of parkland for the kids to discover and play in, with Waterdown Memorial Park being the communities gathering place with something for everyone - playground, splash pad, ball fields, outdoor skating loop, pavilion and paved walking trails. Other attractions include the much anticipated 1st of July Ribfest, the community YMCA, the family favorite Santa Clause parade as well as quaint boutiques, shops, and historical walking tours.





steeped in history

It was the arrival of entrepreneur Ebenezer Culver Griffin in 1823, that marked the true beginning of the Village of Waterdown. It was Griffin that had his property surveyed into village lots in 1830 with the post office dating from 1840. Waterdown was born out of the Industrial Revolution. Thanks to the plan drawn up by Ebenezer Griffin, settlers and industrialists rooted themselves in village life. Mills grew along the banks of Grindstone Creek (especially in the area known as Smokey Hollow – given this name because of all the smog caused by the many complexes) In 1869, the population was 1,000. By

1879 the settlement was severed from the Township of East Flamborough and incorporated as a village in its own right. Waterdown remained its own municipality until it was absorbed into the Township of Flamborough in 1974. In 2001, the village of Waterdown amalgamated with six municipalities to become the municipality of Hamilton-Wentworth.

According to Hamilton's 2021 census, the population of Waterdown is 23,858 experiencing a growth from 2016-2021 of 40.7% or 4040 residents.



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