



153 Blair Lane, Ancaster

General

- Built in 2015
- Prestigious Old Ancaster private laneway, steps to the Bruce Trail, surrounded by multimillion-dollar homes
- Oversized 85' x 150', mature treed, premium lot
- Wrought iron entrance gates

Foyer

- Stately custom wood entrance door with charming half moon glass insert
- Carrera marble tiled flooring
- Oak staircase leading to upper level with modern glass panels
- Fresh, neutral paint throughout April 2025

Living / Dining Room

- Floor to ceiling black marble slab feature wall with custom glass fireplace
- Vaulted ceilings 17'10"
- Pot lighting throughout
- Bleached oak hardwood flooring
- Fresh, neutral paint throughout April 2025 - Benjamin Moore, Sea Salt-CSP-95
- Striking oversized windows that frame the fireplace, flooding the room with natural light
- Sleek California shutters
- Designer lighting above dining table
- Door leading to lower level crawl space

Kitchen

- Generous kitchen island featuring breakfast bar with seating for 3/4
- Pendant lighting above the kitchen island
- SS Maytag gas range + range hood
- SS Built in dishwasher
- SS Microwave on separate shelf
- SS Double door fridge/freezer
- Fresh, neutral paint throughout April 2025 - Benjamin Moore, Sea Salt-CSP-95
- Quartz counter surfaces throughout (white)
- Garden door leading to spacious, private rear yard
- Bleached oak hardwood flooring
- Under cabinet lighting

Powder Room 2Pc

- Oversized ceramic flooring
- Fresh, neutral paint throughout April 2025
- Stylish vanity with double door storage
- Modern vessel sink
- Sleek California shutters

Laundry / Utility Room

- Oversized laundry room
- Large format ceramic flooring
- Ample storage with custom built in cabinetry
- Oversized sink
- Fresh, neutral paint throughout April 2025
- Large window over looking rear yard
- Sleek California shutters
- Furnace and hot water heater (owned)
- Top loading washer & dryer

Hallway

- Bleached oak hardwood flooring
- Double door coat closet
- Fresh, neutral paint throughout April 2025

Upper Level

Loft Bedroom

- Overlooks main floor
- Fresh, neutral paint throughout April 2025
- Double door closet
- Double sliding doors to Juliette balcony overlooking private yard
- Bleached oak hardwood flooring
- Large window with sleek California shutters
- Pot lighting throughout

Bathroom 4Pc (Jack & Jill)

- Oversized ceramic flooring
- Separate soaker tub
- Stylish vanity with double door storage
- Modern vessel sink
- Fresh, neutral paint throughout April 2025
- Separate large shower with glass enclosure



153 Blair Lane, Ancaster

Bedroom

- Bleached oak hardwood flooring
- Fresh, neutral paint throughout April 2025
- Large window with sleek California shutters

Extras

- Furnace - 2015
- Air Conditioner - 2015
- Hot Water Heater (owned)
- No rentals
- Separate single car garage with side entrance door
- Garage door opener included
- Sump pump in lower level crawl space