



70 Anderson Court  
ANCASTER







# Welcome Home

Wow! Live and love life with the kids in this meticulous 5-bed, 3-bath home, nestled on a quiet dead-end court in the highly sought-after, family-friendly Parkview Heights community. Lovingly maintained by its original owners, this move-in ready residence showcases true pride of ownership and timeless appeal. Step inside to a freshly painted main level featuring modern, neutral decor and a beautifully updated kitchen (2025) with quartz countertops and backsplash, SS appliances, sleek hardware, pot lighting and a movable island – the perfect space for entertaining and everyday living. Enjoy formal dining for family gatherings made easy in the extra spacious dining room. The o/concept family room is bathed in natural light from large windows and features gleaming hardwoods and a cozy gas fireplace with a natural stone surround, offering the ideal setting for family time or quiet evenings in. A main floor bedroom adds incredible flexibility — use it as a guest room, playroom, or a private home office for a seamless live/work lifestyle.





## Parkview Heights Neighbourhood

Upstairs, retreat to your spacious primary suite with double door entry, a 4-piece ensuite, and a large walk-in closet. Three additional generously sized bedrooms and the convenience of upper-level laundry make family living effortless. The unspoiled LL features an abundance of storage, oversized windows and limitless potential — perfect for a home gym, media room, in-law suite, or even an income-generating apartment with separate entrance. Outside, your private backyard oasis awaits. Enjoy a fully fenced landscaped yard complete with a tumbled stone patio, tranquil pond, and charming gazebo — ideal for summer entertaining or peaceful morning coffee. All this in Ancaster, a nature lover's paradise known for its scenic conservation areas, walking trails, waterfalls, and lush green spaces — just minutes away. Don't miss this rare opportunity to own a lovingly cared-for all brick home in one of Ancaster's most desirable neighbourhoods.







# Locations

## Schools

### Spring Valley PS

99 Dunham Drive

Ph: (905) 627-7822

Grades: JK - 8

### Ancaster Highschool

374 Jerseyville Road West

Ph: (905) 648-4468

Grades: 9 - 12

### French Immersion

#### Frank Panabaker

295 Nakoma Road

Ph: (905) 648-4439

Grades: 1 - 8

### Sherwood Highschool

25 High Street

Ph: (905) 383-3377

Grades: 9 - 12

## Private Schools

### Hillfield Strathallan College

299 Fennell Avenue West

Ph: (905) 389-1367

### Redeemer University

777 Gamer Road East

Ph: (905) 648-2131

### Lee Academy

South Campus - Lynden, ON

Ph: (519) 647-9772

North Campus - Sheffield, ON

Ph: (519) 620-8179

## Golf

### Hamilton Golf & Country Club

232 Golf Links Road

Ph: (905) 648-4471

## Go Station

### West Harbour Go

353 James Street North

(16.9 km to Go Station)













70 Anderson Court, Ancaster



FIVE BEDROOM | 3 BATHROOM  
2394 SQFT ABOVE GRADE



**BTEAM**

Deborah Brown  
TEAM

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**RE/MAX**  
**ESCARPMENT**  
REALTY INC., BROKERAGE  
INDEPENDENTLY OWNED & OPERATED



# General

Empire Homes

Pinehurst Model

2394 sqft (plus 625.27 below grade unfinished lower level)



## General

- Roof replaced - Asphalt shingles 2015
- Replaced front entrance door 2023
- Fully fenced, private, landscaped yard with pergola and tumbled stone patio and pond

# Extras

## Extras

- High efficiency furnace 2018
- Hot water heater - Owned 2024
- Central air 2021
- Nest smart thermostat
- Roughed in for central vacuum
- Potlights throughout are on dimmers
- Hardwired smoke detectors















# Let's Maximize Your Investment

We offer expertise in Burlington, Oakville, Milton, Hamilton, Niagara and GTA West. Our priority is you! We want our clients to meet their real estate goals and provide candid advice with complete transparency throughout the process. In this market, you need an expert on your side who is tenacious and willing to go the extra mile to buy and sell. The Deborah Brown Team is an award winning team since 2009, reaching the coveted RE/MAX Diamond award status.

We continue to provide a personal client experience, an advanced strategic marketing plan, in-depth market knowledge, and unmatched attention to detail. Our team consists of energetic professional realtors with superior negotiating skills and a proven track record. For maximum impact upon listing, our experienced interior stylist has been transforming our client's homes since 2019. Our talented admin and marketing team will ensure that every detail is taken care of to ensure a smooth and memorable real estate experience.

We know your home is not only one of your largest financial assets, it's where you live life.

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