



70 Anderson Court, Ancaster

Empire Homes

Pinehurst Model

2394 sqft (plus 625.27 below grade unfinished lower level)

Kitchen

- Professionally refinished kitchen cabinets - Chantilly Lace - 2025
- Updated kitchen cabinet hardware - gold - 2025
- Easy care ceramic flooring
- Quartz countertop & backsplash - 2025
- Freshly painted throughout - Dulux Silver Satin
- Pot lights
- Stainless steel kitchen sink and gold faucet 2025
- SS Refrigerator - Frigidaire
- SS Dishwasher - Bosch - 2025
- Built in black microwave - GE
- SS + black gas stove - Kenmore
- Large windows overlooking rear yard
- Convenient moveable island
- Double garden doors leading to rear yard
- Spacious eat in kitchen
- Modern updated light fixtures above the kitchen table

Family Room

- Freshly painted - Dulux - Antique Map
- Sun filled windows overlooking rear yard
- Gas fireplace with natural stone surround
- Oak hardwoods
- Potlights
- Tv mount above the fireplace

Dining Room

- Oak hardwoods
- Freshly painted - Dulux - Antique Map
- Pot lights
- Oversized windows with California shutters

Powder Room 2Pc

- Newer vanity with matching mirror
- Large window with privacy blinds
- Easy care vinyl flooring
- Freshly painted - Dulux - Antique Map

Office

- Oak hardwoods
- Window with California shutters
- Pendant lighting
- Freshly painted - Dulux - Antique Map

Hallway (Main Level)

- 2 Door mirrored coat closet
- Refinished railing and stairs
- Oak hardwoods
- Large palladian window

Hallway (Upper)

- Freshly painted - Dulux - Antique Map
- Oak hardwoods
- Double door linen closet

Primary Bedroom

- Freshly painted - Dulux Balboa Mist
- Double windows with blinds
- Broadloom
- Double door entry
- Large walk in closet
- Ceiling fan

Ensuite

- Large tile flooring
- Extended vanity with sink
- Large soaker tub
- Stand alone, glass door shower with lighting
- Large window with California shutters



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Bedroom No 2

- Broadloom
- Pendant lighting
- Large window
- Neutral paint
- Double door closet

Bathroom 4Pc

- Vanity with sink
- Large tile flooring
- Combination tub shower with tile surround

Bedroom 3

- Broadloom
- Large windows with blinds
- Double door closet

Laundry Room

- Top load washer & dryer
- Large tile flooring
- New laundry room sink
- Freshly painted - Dulux - Antique Map
- Large window with blinds
- Pendant lighting

Bedroom 4

- Broadloom
- Two large windows
- Neutral paint
- Double door closet
- Upgraded ceiling light fixture

Lower Level

- Finished landing
- Fully insulated
- Extra large windows - loads of natural light
- Roughed in for bathroom
- Loads of storage throughout

Mechanical

- 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

General

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