

1044 GARDEN LANE FLAMBOROUGH



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Welcome to 1044 GARDEN LANE

Remarkable hobby farm located minutes from town on a quiet East Flamborough Road. Lovely rolling land with fenced paddock, workable acreage, bush and two ponds. Highly sought-after frontage on 3 roads (over 6250 linear feet). Down the private laneway find custom builder's own ICF bungalow with high ceilings, wrap around porch, fully finished basement with walk-out and large windows. Hallmark hickory kitchen, heated basement floors etc. Great pastoral views. The estate is complemented by a sharp outbuilding with approximately 600 sq ft of finished office space and a generous shop as well as a 35X65 serviced Horse barn with 2 box stalls. Owned solar panels yield approx. 10-11k/year net profit with approximately 11 years left on the contract. Some land currently leased with approximately 3k rev/year + some income from tree harvesting. Nat Gas Service. Taxes reflect farm rebate. Certified R2000 home.



2,073.06 Lot Frontage



\$4,591.87 in 2018



1+4



3





The spacious living room features a double-sided gas fireplace and picturesque window letting all of the natural light in. The great room is off of the kitchen which is the perfect place to mingle with guests.

Hallmark Hickory Kitchen

The kitchen is well designed and features a large centre island that overlooks the eat-in area.





Bright & Airy

Off of the kitchen is a large eat-in area which can definitely accommodate a large family. There is also a large window that allows you to take in the views while enjoying a meal.



Room Measurements

MAIN LEVEL

Kitchen	12' x 13'
Breakfast	10' x 14'
Great Room	13'6" x 14'
Living Room	15'6" x 16'
Master Bedroom	14' x 14'
Ensuite	4-Piece
Den	12' x 12'
Bathroom	3-Piece

LOWER LEVEL

Bedroom	10' x 13'
Bedroom	10'6" x 10'8"
Bedroom	11' x 18'4"
Family Room	15' x 16'6"
Bedroom	
Bathroom	3-Piece





Schools

Catholic Schools

Our Lady of Mount Carmel Elementary School
St. Mary Secondary School

Public Schools

Flamborough Centre Elementary School
Waterdown District High School



DREW WOOLCOTT
Broker of Record

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Sales Representative

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