

1517 OLD HIGHWAY 99

HAMILTON



WOOLCOTT
Pack Before You Call®

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Welcome to 1517 Old Highway 99

Attention nature lovers, car enthusiasts and hobbyists! This is the property and location you have been waiting for. A truly welcoming family home, in an idyllic setting, perfect for a downsizer or family wanting more space to enjoy nature. Situated on an 83x200 depth lot in a peaceful environment, minutes to Ancaster and Dundas with the rail trail outside your front door. Beautifully maintained cedar board and batten bungalow. 3 beds & 1 full bath. Roughed in bath in basement. Backing onto farmers' fields. Parking for 10+ cars. Double detached garage with car hoist, air compressor and wood stove. This is a dream for people with lots of toys! Need even more space? There is a third garage with power. Also 2 sheds and a hot tub! Close to the 403 and the lovely little hamlet of Copetown. 4 golf courses within minutes! Elementary schools and high school 5 min drive. Newer septic (2015), sump pump (2022), windows, doors, roof, furnace, AC (2016) you name it!



83.01 x 200.00 Feet



\$4,637 in 2021



3



1





As you walk in, you feel the warmth of the family room that offers neutral finishes and plenty of natural light from the large windows. Cozy up and enjoy your morning coffee next to the fireplace.



Country Kitchen

Get creative with your cooking and entertain with ease in this nicely updated kitchen that overlooks your dining room.



Sit Back and Relax

This dining/family room combo offers a beautiful brick feature wall and looks out onto the spacious backyard. This is the perfect place to unwind after a long day.





Room Measurements

MAIN LEVEL

Living Room	13'2" x 20'3"
Kitchen	11' x 14'
Family Room	12' x 28'
Primary Bedroom	11'8 x 12'5"
Bedroom	10' x 12'
Bedroom	10' x 12'
Bathroom	4 Piece
Mudroom	

BASEMENT

Rec Room	11'5 x 36'
Laundry	12' x 12'
Cold Room	

Schools

Public Schools

Rockton Elementary
Dundas Valley Secondary School

Catholic Schools

St. Bernadette Elementary
St. Mary Secondary School





DREW WOOLCOTT
Broker

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Sales Representative