

# 474 Evergreen Avenue

## ANCASTER



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# Welcome to 474 Evergreen Avenue

Situated on a quiet, family friendly street in Ancaster and just a 3 wood from the Hamilton Golf & Country Club. This lovely 2+2 bedroom and 2 full bathroom home has been tastefully renovated to create a warm and inviting, open concept space. There is a cozy gas fireplace, breakfast bar and a walkout to a fabulous backyard with large deck and patio.

The main floor bathroom has been completely redone in 2023, with a soothing soaker tub and large separate shower. Downstairs there are two spacious bedrooms, a full bathroom, and a large family room. A huge bonus is the converted pine lined garage to use as you please; office space, workout room or backyard party room. More updates include thousands spent on outdoor landscaping and a newly redone driveway. This home is move-in ready and sure to please.



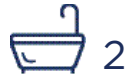
75 x 100 Feet



\$5,446.54 in 2023



2+2



2





Some of the many features of this home include a cozy open concept living room adjacent to the fabulous breakfast bar!



## An Entertainer's Dream

Enjoy cooking in this stunning eat-in kitchen featuring stainless-steel appliances.



# Private Retreat

Relax in this primary bedroom featuring a 4-piece bathroom that has been completely redone in 2023, with a soothing soaker tub and large separate shower.





## Room Measurements

### MAIN LEVEL

Dining Room	10'9" x 7'
Eat-in Kitchen	11'8" x 10'2"
Living Room	25'1" x 12'1"
Primary Bedroom	13'7" x 13'5"
Bedroom	16'7" x 9'9"
Bathroom	4-Piece

### BASEMENT

Recroom	20'4" x 15'8"
Bedroom	12'3" x 10'8"
Bedroom	12'3" x 10'7"
Laundry	7' x 5'7"
Utility Room	13'4" x 10'8"
Bathroom	3-Piece

# Schools

## Public Schools

Rousseau Elementary School  
Frank Panabaker Middle School  
Ancaster High School

## Catholic Schools

Holy Name of Mary Elementary School  
Bishop Tonnos Secondary School





**DREW WOOLCOTT**  
Broker

**JAYNE WOOLCOTT**  
Sales Representative

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