



A Beacon in the Village of Ancaster 496 Wilson Street East

DETAILS

- 2 1/2 Storey New-England Colonial home in Ancaster
- The 'Pigott' Estate, circa 1928
 - Updated Top to Bottom including utilities all since 2003
 - 1.68 Acres of Manicured Lawns, Treed Privacy, and Gentle Stream
 - An Irregular lot: 371.38' x 75.83' x 63.95' x 194' x 346.75 x 72.33
- 2,627 square feet on the main level, 2,554 sq ft in the second level, and an additional 1,794 sq ft in finished attic
- 6 Bedrooms + 4 Full bathrooms + 1 Powder Room
- Original Pine Hardwood floors on first and second floors, wide plank flooring in attic level
- Five fireplaces: two wood burning and three gas
- Formal Living Room with fireplace and views over lawns with access to patios

Custom Two-Toned Country Kitchen

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| <ul style="list-style-type: none"> ○ Viking 36" 6-burner gas range and hood fan ○ Subzero Fridge with cabinet facing doors ○ Built-in microwave and dishwasher, wine fridge and wine rack, | <ul style="list-style-type: none"> ○ Granite counters, barn sink with breakfast bar ○ Access to three season greenhouse with industrial sink ○ Open Concept to Family Room and Breakfast Area |
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Wood Paneled Family Room

- Brazilian Walnut Wood Paneling
- Gas Fireplace & Built-in Cabinetry
- Built-in Sound System
- Coffered Ceilings with intricate millwork

Formal Dining Room

- Crown molding, Large gas fireplace,
- Hidden Storage in Feature Wall, marble inlay and large picture windows

Master Retreat

- Gas fireplace, built-in closets with organizers, separate walk-in closet, crowns
- Spa Like Ensuite
 - Custom marble vanity
 - Heated Book-matched Statuario Marble flooring
 - Walk-in glass shower and freestanding bath tub

- Five additional bedrooms (one currently used as an office); one with a 3-piece ensuite
- Two additional family bathrooms on the bedroom level, total of 4



- Mud room with Walk-in Cedar Closet
- Main Level Laundry and Pantry with direct access to rear yard

Finished Attic:

- 1794 sf third level finished attic
- gas fireplace, white pine plank floors, wood beams and vaulted ceilings
- Endless storage running the length of either side

- Professionally landscaped front and back gardens, with stone patios
- Double car garage with Automatic Garage Door Opener
 - 700 square foot Roughed-in Loft above garage including plumbing, electrical and vaulted ceilings

Workings of the home:

- Radiant Heat with Furnace in Finished Attic
- Two Air Conditioners (2013)
- Cedar Shake Roof (2003)
- Two Rented Hot Water Tanks

- Two Sump pumps
- Property tax 2016: \$11,383

Exclusions:

- Front Entry Chandelier
- Family Room (Antler) Chandelier
- Dining Room Chandelier