

\$2,449,000 - 3276 Governors Road, Hamilton

MLS® #X12483282

\$2,449,000

5 Bedroom, 3.00 Bathroom,
Agriculture on 0.00 Acres

Rural Ancaster, Hamilton, Ontario

Charming Farm in Ancaster, step into countryside living with this exceptional 44.76-acre farm, featuring a spacious, structurally sound farmhouse with historic roots and modern upgrades, this 3,427 sq.ft. home plus 1700 Sqft partial finished basement offers the perfect blend of heritage character and contemporary comfort. The original farmhouse is enriched with a stunning new rear addition, creating a vast family room with a wood-burning stove and soaring cathedral ceilings. Overlooking this space is a large master suite with a private ensuite bath. Throughout the home, you'll find original pine flooring, tasteful upgraded lighting, and thoughtfully restored architectural details that radiate warmth and history. The front sunroom is bathed in natural light. 5 bedrooms, 3 bathrooms, and convenient main-floor laundry. Kitchen has been upgraded with custom quartz countertops, built-in appliances and modern lighting. Custom-upgraded bathrooms with glass tiled showers and elegant cabinetry, with jacuzzi in the upper ensuite bathroom. Maple hardwood flooring installed in the upper bedroom and attic. Historic 50x 60 3000 sq.ft. Post & Beam Timber Frame bank barn in excellent condition 11 large stalls below, hay mow/loft above. Run-in shelter for horses or livestock. Detached heated 3-car garage and a large woodshed, plus 15 outdoor parkings. 35 acres of open, workable farmland (continuous land improvement and servicing hay, soybeans, corn, wheat; includes crop rotation,



tillage, fertilization, spraying) 4 acres of wooded area. Small orchard with mature fruit trees (apple, peach, pear, cherry) and a productive vegetable/herb garden, well maintained landscaping lawn and gardens Drivable /walkable green laneway leads to a private pond and secluded meadows a peaceful countryside sanctuary Located minutes from Lynden and a short commute to Ancaster, Brantford, Dundas, and Hamilton, Easy access to Hwy 403 and major city hubs like Toronto and Niagara. (id:6289)

Essential Information

Listing #	X12483282
Price	\$2,449,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Agriculture

Community Information

Address	3276 Governors Road
Subdivision	Rural Ancaster
City	Hamilton
Province	Ontario
Postal Code	L0R1T0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Parking Spaces	15
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum
Heating	Propane Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Vinyl siding
Lot Description	667 x 2917 Acre 25 - 50 acres
Foundation	Block, Poured Concrete, Stone

Listing Details

Listing Office RE/MAX ABOUTOWNE REALTY CORP.



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