



47 LARRY CRESCENT

CALEDONIA

PRESENTED BY  
ROBERT SADLIER





Just a short walk from the Grand River is where you will find 47 Larry Crescent in the Avalon Community. This is a gorgeous 3 yr. old all brick home in the village of Caledonia, minutes to Hamilton.

The 2415 sq. ft. home boasts a PREMIUM lot, 42 x 98, backing on to a beautiful backyard looking on to greenspace. What a great place to drink your morning coffee sitting on the rear deck watching the birds and deer from your deck. You can do the same from your living room or your master bedroom for that matter. It is unique that many rooms in this home face this lovely greenspace.

With 4 spacious bedrooms, 3 large bathrooms and a large country kitchen for those great family gatherings, this property is sought after by the young or those looking to escape the noise and bustle of the city.

The main level double entry doors open to a large foyer, which leads to an open concept kitchen, dining room, living room and small office nook. The kitchen has a large island with ample space for your entertaining requirements and your guests will enjoy the view from the large windows to face a sunset against the tree lined sky. The Master bedroom has double entry doors and a walk- in closet with a 4 piece ensuite bathroom. Also, on the second level is the laundry room which is convenient and time saving for the busy family. The unfinished basement is large and waiting for your special touch. The home has a double garage and a double driveway that fits four cars.

Caledonia is an escape from the city, with its clean lifestyle. There are plenty of amenities, you have shopping in Caledonia and Hamilton. The hospitals are close with West Haldimand General Hospital in Hagersville and Juravinski Hospital in Hamilton. There is fishing on the Grand River, lots of Greenspace, Biking and Riverfront trails, Monthill Golf and Country Club, Chippewa Golf and Country Club and several courses in close locale. And further, the Caledonia fall fair, Waterfront park with pool, Farmers market, Places of Worship, and the famous Snyder's corn stand. Are you looking for a change in pace? Come to Caledonia, you will be pleasantly surprised.





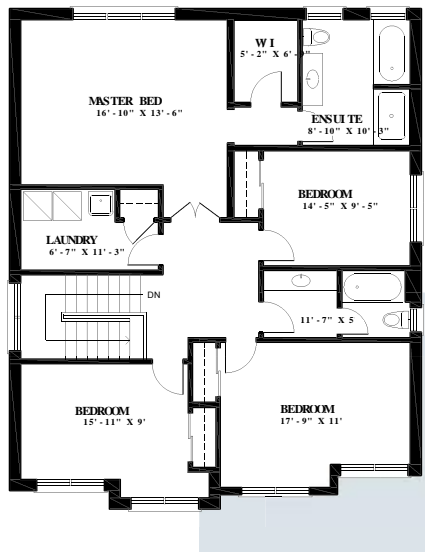
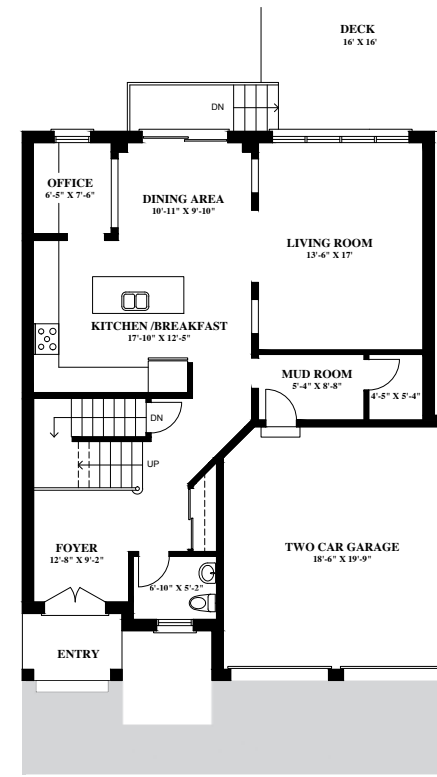




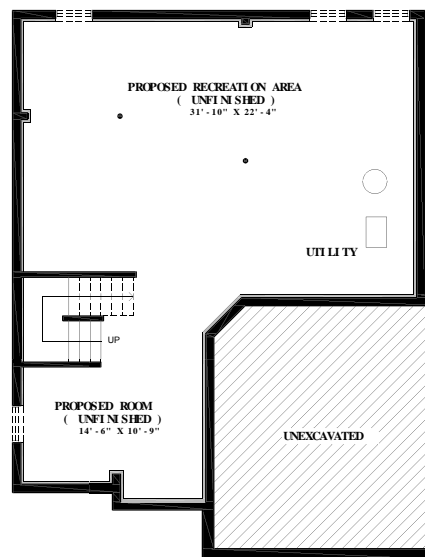
# PROPERTY FEATURES



**MAIN FLOOR**  
1075 sq ft



**SECOND FLOOR**  
1335 sq ft



**BASEMENT**

- LOT SIZE 41.99 X 98.43 Backing onto Greenspace
- STYLE Empire Built All Brick 2 Storey Home, 3 years old
- TAXES \$5,527.00 Taxes for the Year 2020
- SQ FT 2,415 Sq. Ft.
- KITCHEN Large Country Kitchen with Sliding Door Entrance to Private & Secluded Backyard, Small Office Space Nook off Kitchen & Dining room.
- # BEDRMS 4, All bedrooms on Second level, Master Bedroom has double entry doors, Laundry Room is on Second Level
- # BATHRMS 3, 1-2 pc on Main level, 1-4 pc Second level, 1-4 pc Second level Ensuite
- FURNACE 3 Years-Forced Air Natural Gas
- ELEC 200 Amp Service
- HT WATER 3 years old, 50 gallon tank, Owned, not a Rental
- VACUUM Central Vac Roughed In
- REC ROOM Unfinished Basement with Sump Pump and Roughed in Plumbing for Bathroom
- GARAGE Double Car Garage & Inside entry, Double wide driveway, Parking for 4 cars, 2 Garage Door Openers and 2 Remotes.
- DECKS Off Dining room door one deck for BBQ, & 16 X 16 New Deck, Yard is completely fenced, Chain link rear fence to be completed by Builder.
- SCHOOLS McKinnon Park High School, Caledonia Centennial Public School, Notre Dame Catholic, River Heights, St Patrick's Catholic, Oneida Central
- AMENITIES Shopping in Caledonia & Hamilton. West Haldimand General Hospital in Hagersville, Juravinski Hospital in Hamilton, Fishing on the Grand River, Lots of Greenspace, Bicycling & Riverfront Trails, Monthill Golf & Country Club, Chippewa Golf & Country Club, & Several Courses in Close Locale
- COMMUTE on Hwy # 6, Hamilton 10 km North, Hagersville, 10 km South on Hwy # 54, 15 km to Brantford and 10 km west to Cayuga. Highway 403, # 6 North to Hamilton to Lincoln Alexander Parkway, West to Highway 403.







**ROBERT SADLIER, B.Sc., A.S.A.**  
SALES REPRESENTATIVE

Your BEST Interest is our ONLY Interest

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