

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

FARMHOUSE WITH DETACHED GARAGE ON AGRICULTURAL LAND

BBSREALTY.COM

\$2,700,000
ASKING PRICE

\$8,838.48
TAXES (2024)

9.683
ACRES



1292 Glancaster Road, Ancaster, ON

Welcome to 1292 Glancaster Road, a charming century farmhouse with modern updates and 2,400 sq ft detached garage on just over nine acres. This beautifully updated farmhouse seamlessly blends rustic charm with contemporary elegance. Situated in the serene and sought-after rural Ancaster area, this home offers the best of both worlds: classic farmhouse character with all the modern comforts.

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HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
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The heart of the home is the newly renovated kitchen, featuring sleek counter-tops, high-end appliances, and a separate coffee bar, and is a comfortable space that allows for both everyday cooking and entertaining. The large living room off the kitchen and the secondary kitchen / dining space are the perfect spaces for large gatherings and families.

With three spacious bedrooms and updated bathrooms, along with plentiful finished walk-out basement space, including a four-piece bathroom, this home offers comfort and practicality for large families, entertainers, or those looking for space to grow. The main suite offers a tranquil retreat for parents, with a large bathroom and walk-in closet. The living areas are flooded with light, with large windows that showcase the picturesque views of the surrounding countryside.

PROPERTY DETAILS	
ASKING PRICE	\$2,700,000
LOT SIZE	9.683 acres
ZONING	A2 Exception 272

- | PROPERTY DETAILS | |
|---|---|
| <ul style="list-style-type: none">• 9.683 acre property• A2 zoning with special exception of Airport uses• New storage garage 60' x 40' | <ul style="list-style-type: none">• Century home• Horse barn• Part of property is farmed• Great opportunity for extra space closer to town |



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Outside, you'll find an expansive lot, ideal for outdoor activities and relaxation, including swimming in the above-ground pool. A small shed can store items for hobby needs on the farm, while the 2,400 sq ft detached garage is the epitome of luxury storage in the country. With two 14' x 14' doors, insulated block walls, heated floors, and a two-piece bathroom, the garage is must-see.

Whether you're enjoying the fresh air from the porch, tending to the garden and the chickens in the coop, or working in the garage, this property offers an incredible retreat from city life, while still being a quick drive to Ancaster amenities.



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ZONING: A2 Exception 272

272. Notwithstanding Section 12.2.1, on those lands zoned Rural (A2) Zone, identified on Maps 161 and 176 of Schedule "A" – Zoning Maps and described as addresses:

0 Airport Road	Map 176
9705 Airport Road	Map 176
9879 Airport Road	Map 176

SCHEDULE "C": SPECIAL EXCEPTIONS ZONING BY-LAW

0 White Church Road	Map 176
0 Glancaster Road	Map 176
2115 Glancaster Road	Map 176
1867 Glancaster Road	Map 176
9890 Airport Road	Map 176
1731 Glancaster Road	Map 176
1691 Glancaster Road	Map 176
1665 Glancaster Road	Map 176
1659 Glancaster Road	Map 176
1651 Glancaster Road	Map 176
1645 Glancaster Road	Map 176
1635 Glancaster Road	Map 176
1629 Glancaster Road	Map 176
1603 Glancaster Road	Maps 161 and 176
1370 Glancaster Road	Map 176
1292 Glancaster Road	Maps 161 and 176
1208 Glancaster Road	Map 161

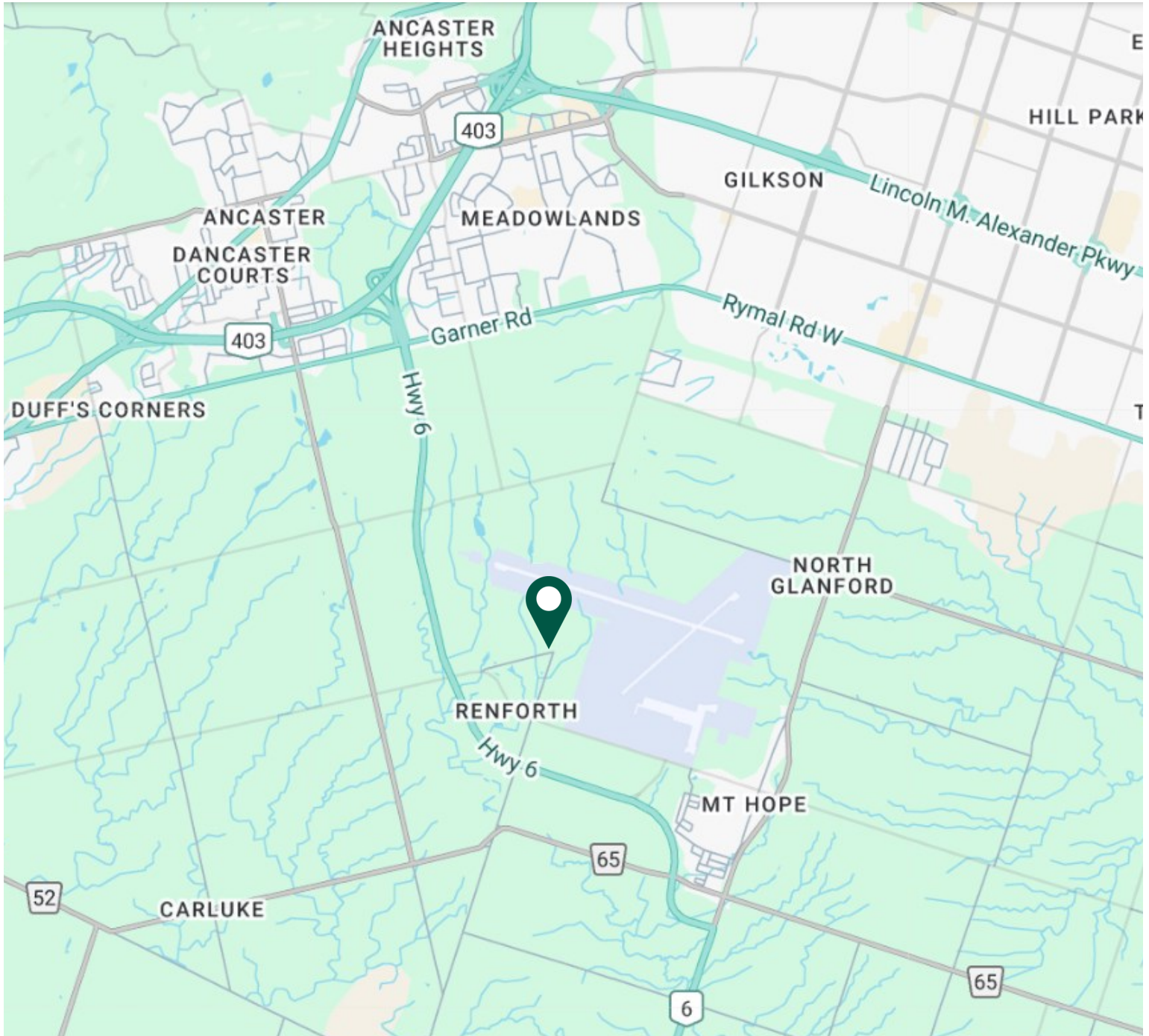
- a) Only the following uses shall be permitted:
- i) Airport;
 - ii) Airport Storage, Maintenance and Operation Facilities; and,
 - iii) Uses Existing at the Effective Date of this By-law.

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