

228 MILL STREET N. WATERDOWN

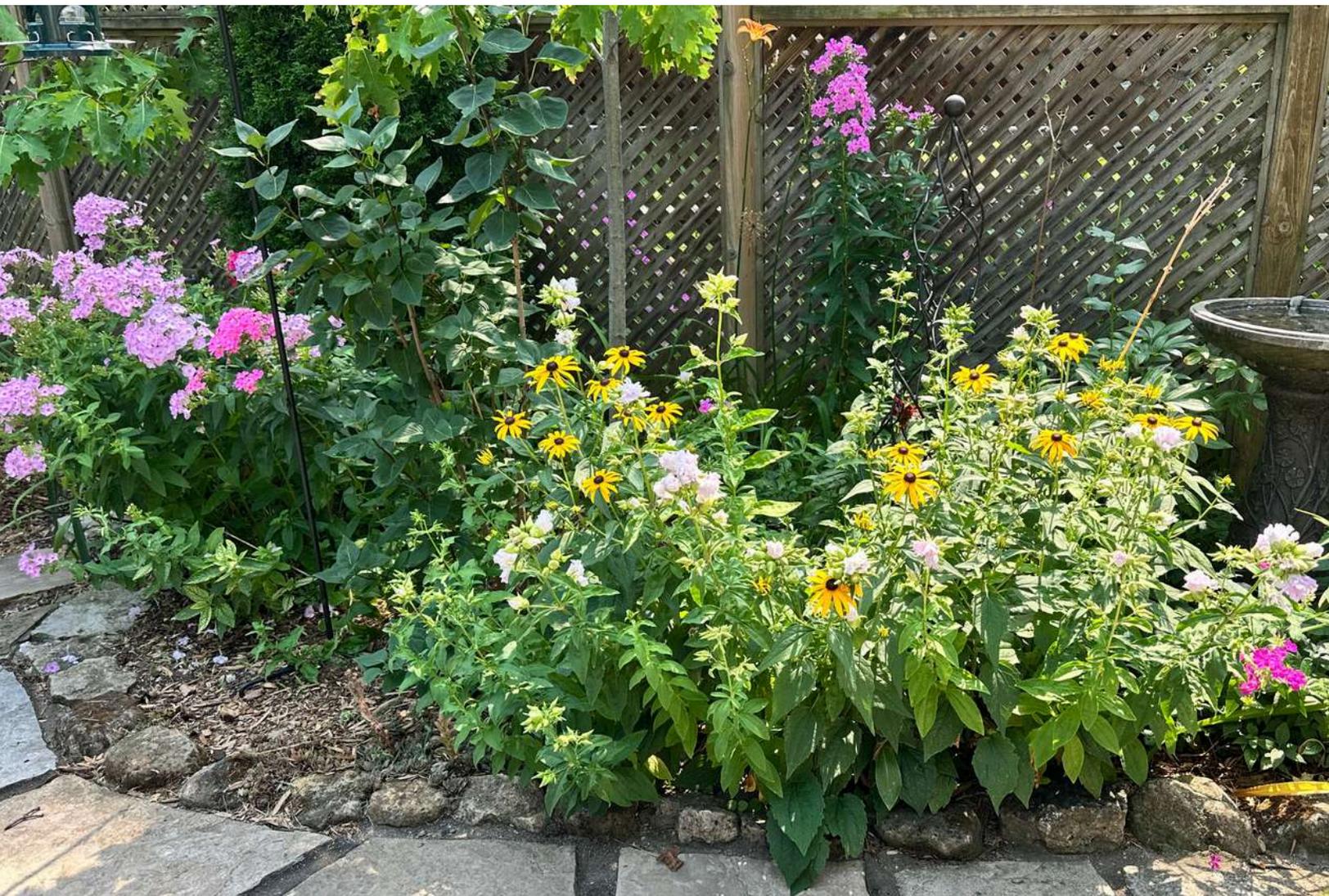


MOVE IN &
ENJOY

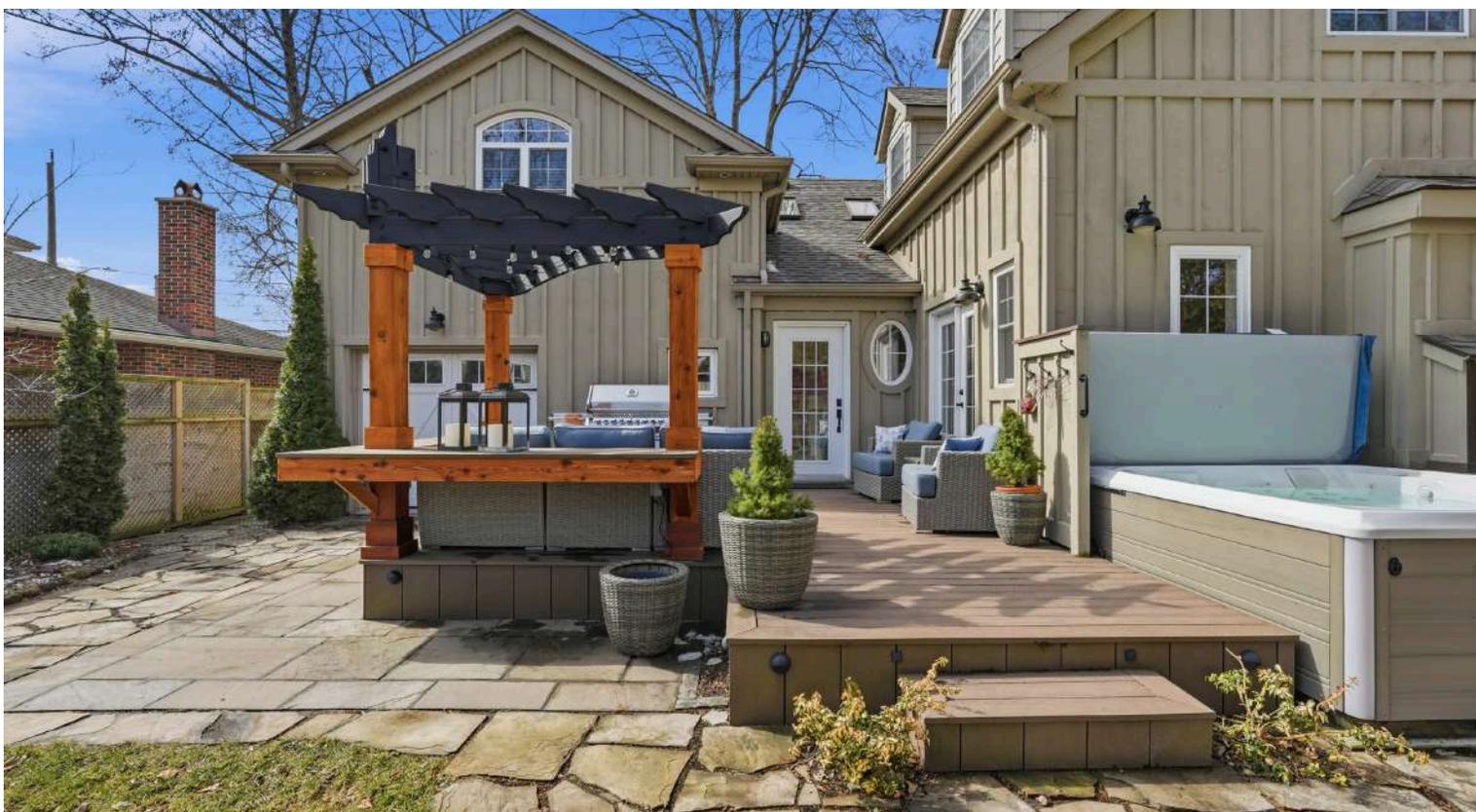
4 BEDROOMS
+ HOME
OFFICE

SOUGHT
AFTER CENTRAL
LOCATION

SAUNDERS, SAXTON & WINTNER



Remarkable circa-1890s home in the heart of Waterdown Village, thoughtfully expanded in 2010 with a substantial addition and attached double garage. This rare offering blends modern updates with timeless character, showcasing custom finishes and carefully preserved original details. The beautifully designed kitchen features quartz countertops, stainless steel appliances, a large island with prep sink, and refinished original plank flooring. Open to the dining area with a cozy gas fireplace, it creates an inviting space for both everyday living and entertaining. The main level also offers a spacious great room with custom built-in cabinetry, a second gas fireplace, and a walkout to the backyard, along with a powder room, mudroom, and convenient inside access to the garage. Upstairs, the home is uniquely configured with two separate wings, offering 4 bedrooms, 3 full bathrooms, a laundry area, and dedicated office space. The primary suite is a true retreat with a vaulted ceiling, oversized walk-in closet, updated flooring, and a 4-piece ensuite. A finished basement provides additional living space, while the fully fenced backyard is a private retreat featuring a deck with pergola and sunshade, hot tub, patio with gazebo, and a custom shed with workbench, tree fort, and potting shed below—ideal for relaxing or entertaining. Rich in history, the home was originally built in the 1890s and relocated in the 1920s, with deep roots in the community. Ideally located within walking distance to shops, restaurants, pubs, grocery stores, and everyday amenities, this home offers true village living. Enjoy local events like Waterdown’s annual Ribfest, Santa Claus Parade, and nearby Memorial Park with its popular skating loop. Commuters will appreciate quick access to Aldershot GO Station and Hwy 403 (approx. 10–15 minutes). A truly special home in one of Waterdown’s most sought-after, community-oriented neighbourhoods.









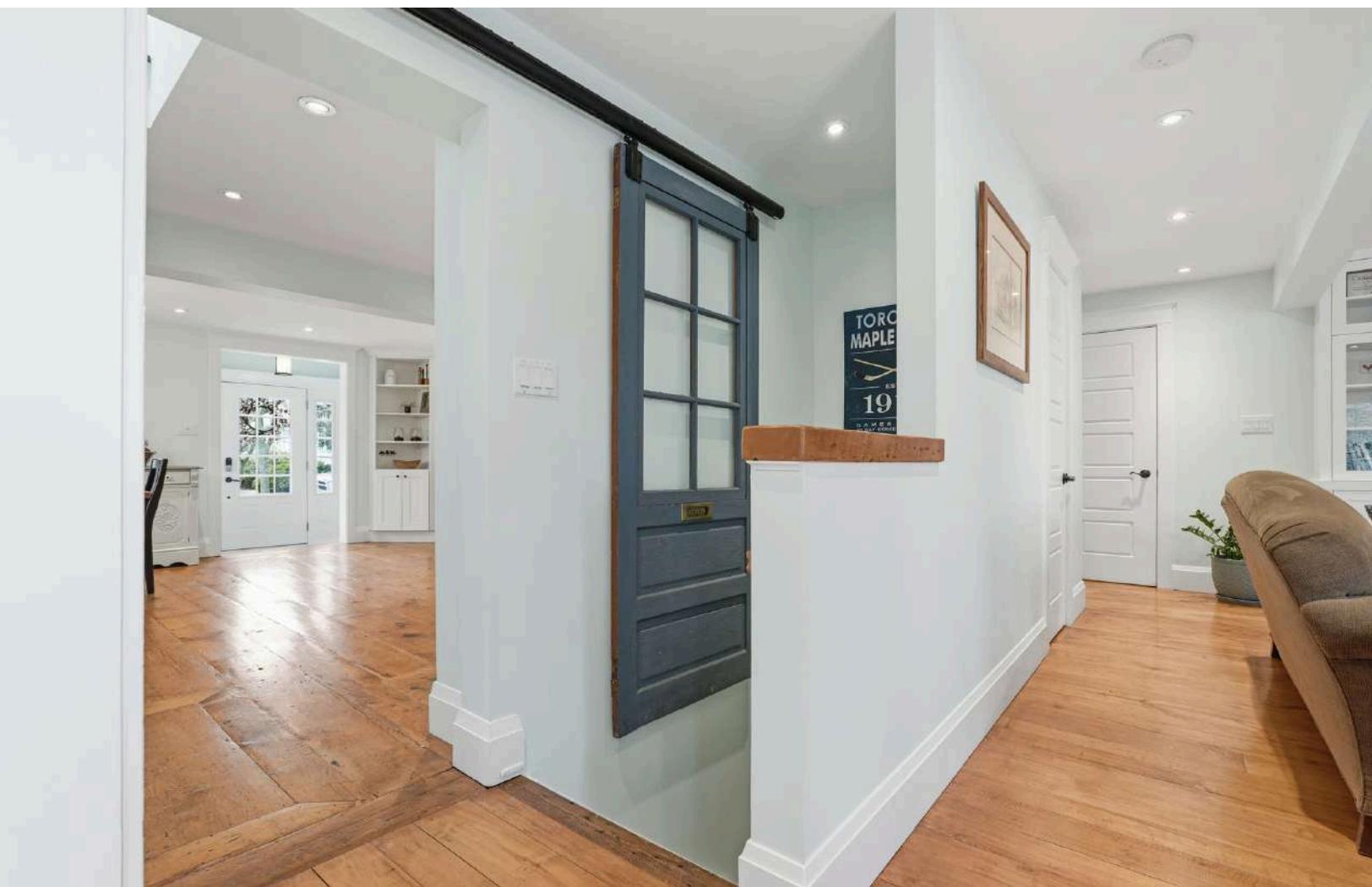






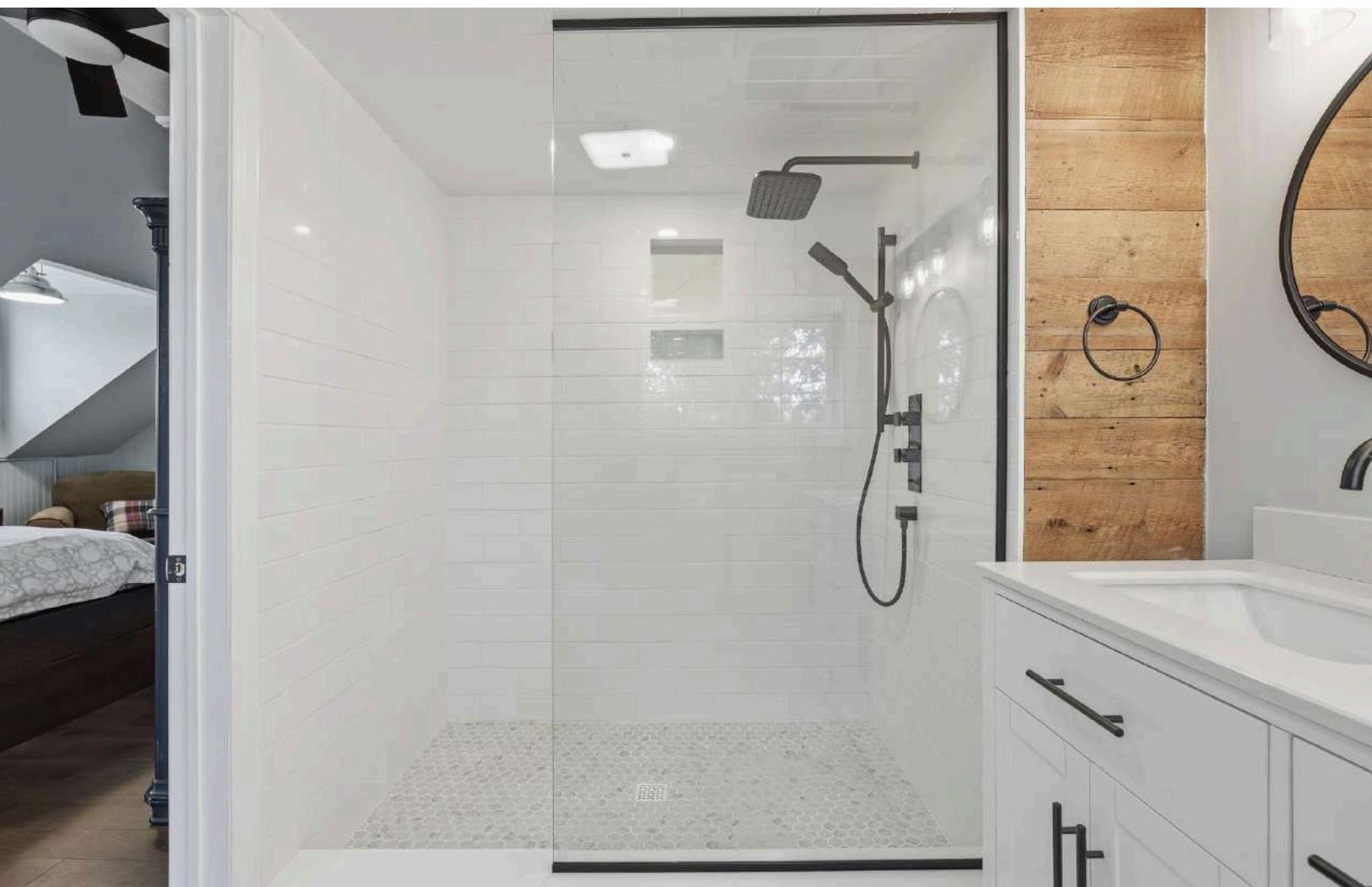




























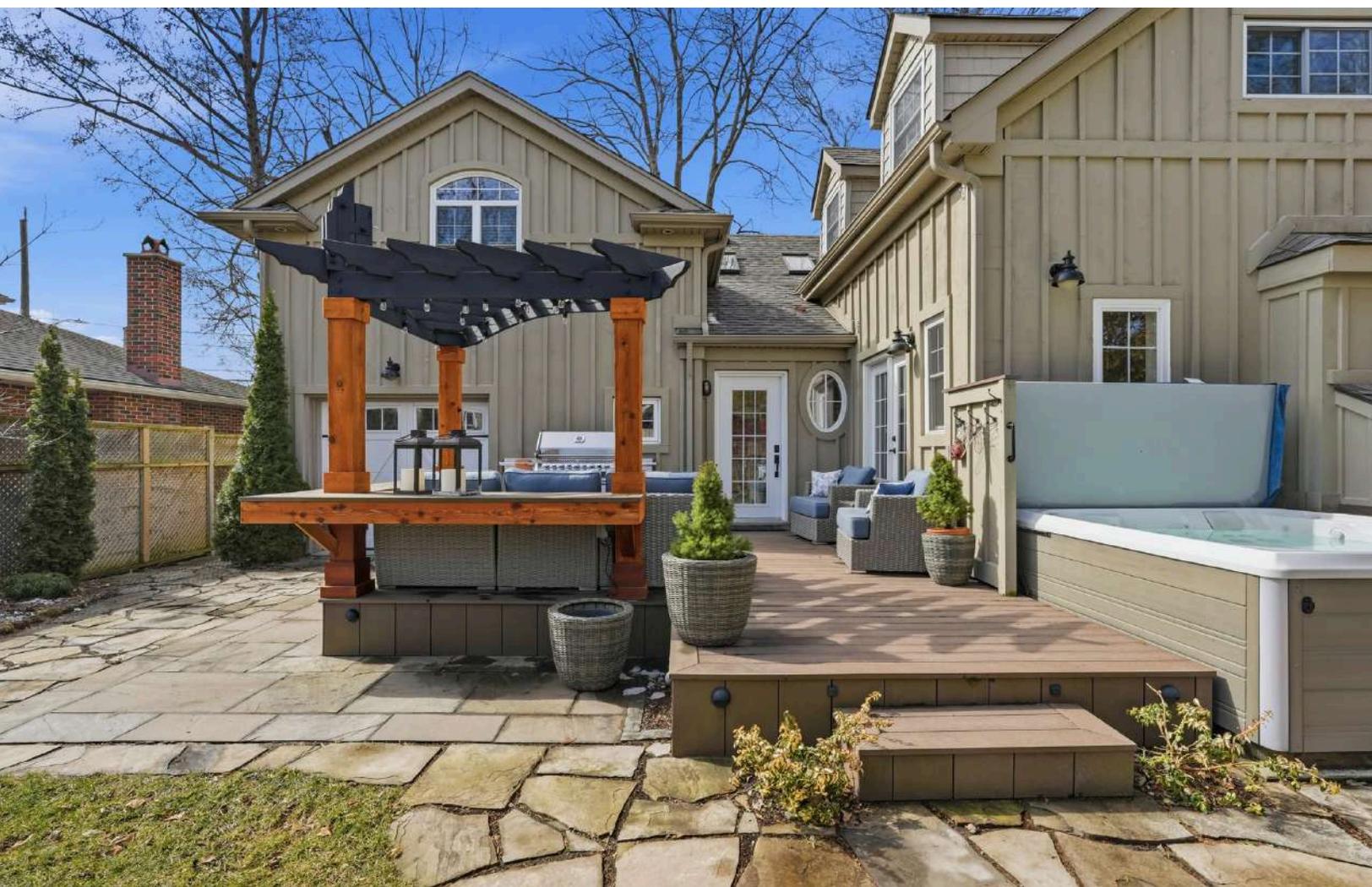










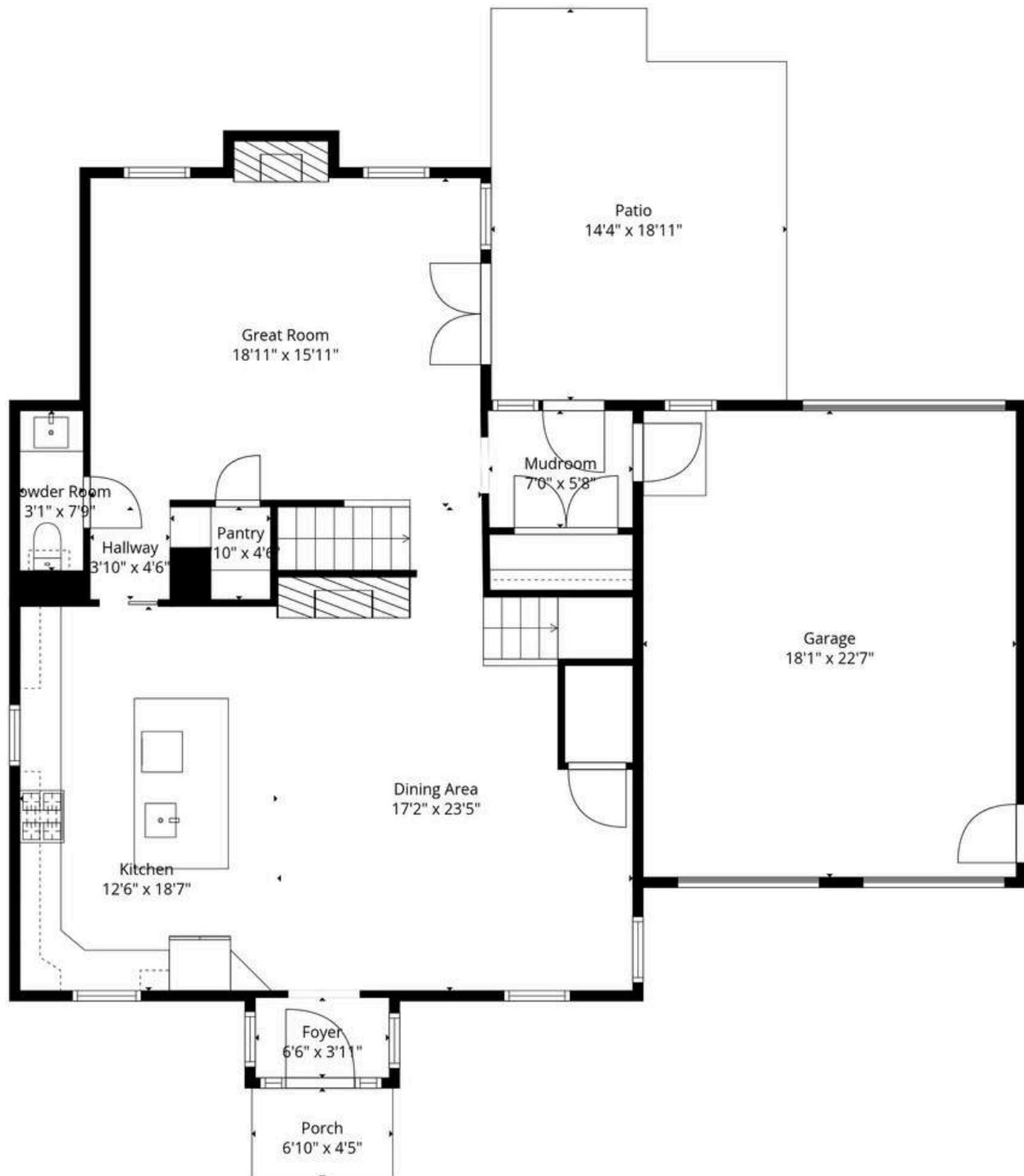








228 MILL STREET NORTH MAIN LEVEL

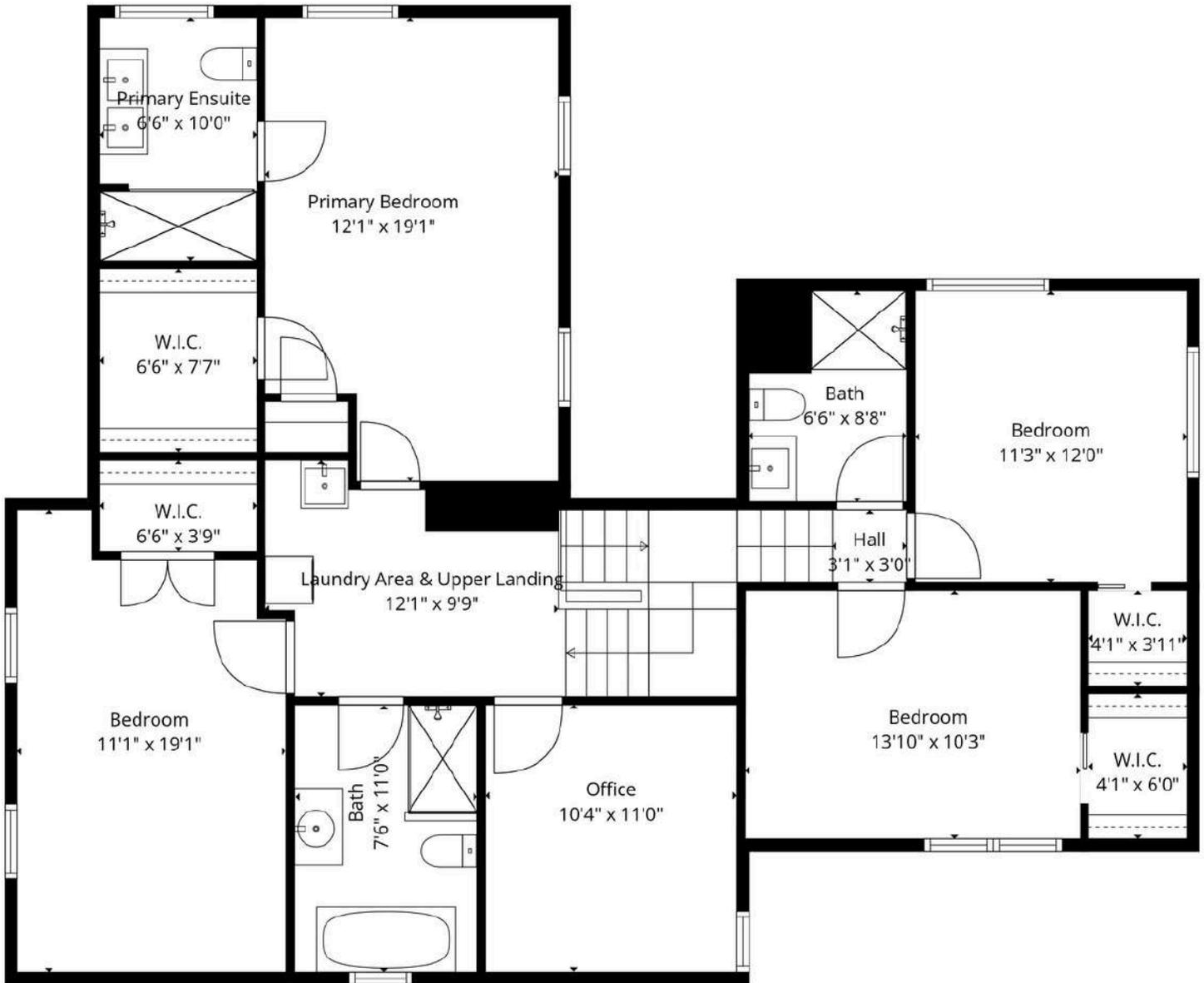


TOTAL: 2647 sq. ft

Basement: 368 sq. ft, 1st floor: 1075 sq. ft, 2nd floor: 1204 sq. ft

EXCLUDED AREAS: STORAGE & UTILITY: 589 sq. ft, GARAGE: 408 sq. ft, PATIO: 254 sq. ft,
PORCH: 30 sq. ft, FIREPLACE: 10 sq. ft, LOW CEILING: 159 sq. ft,
WALLS: 269 sq. ft

228 MILL STREET NORTH UPPER LEVEL

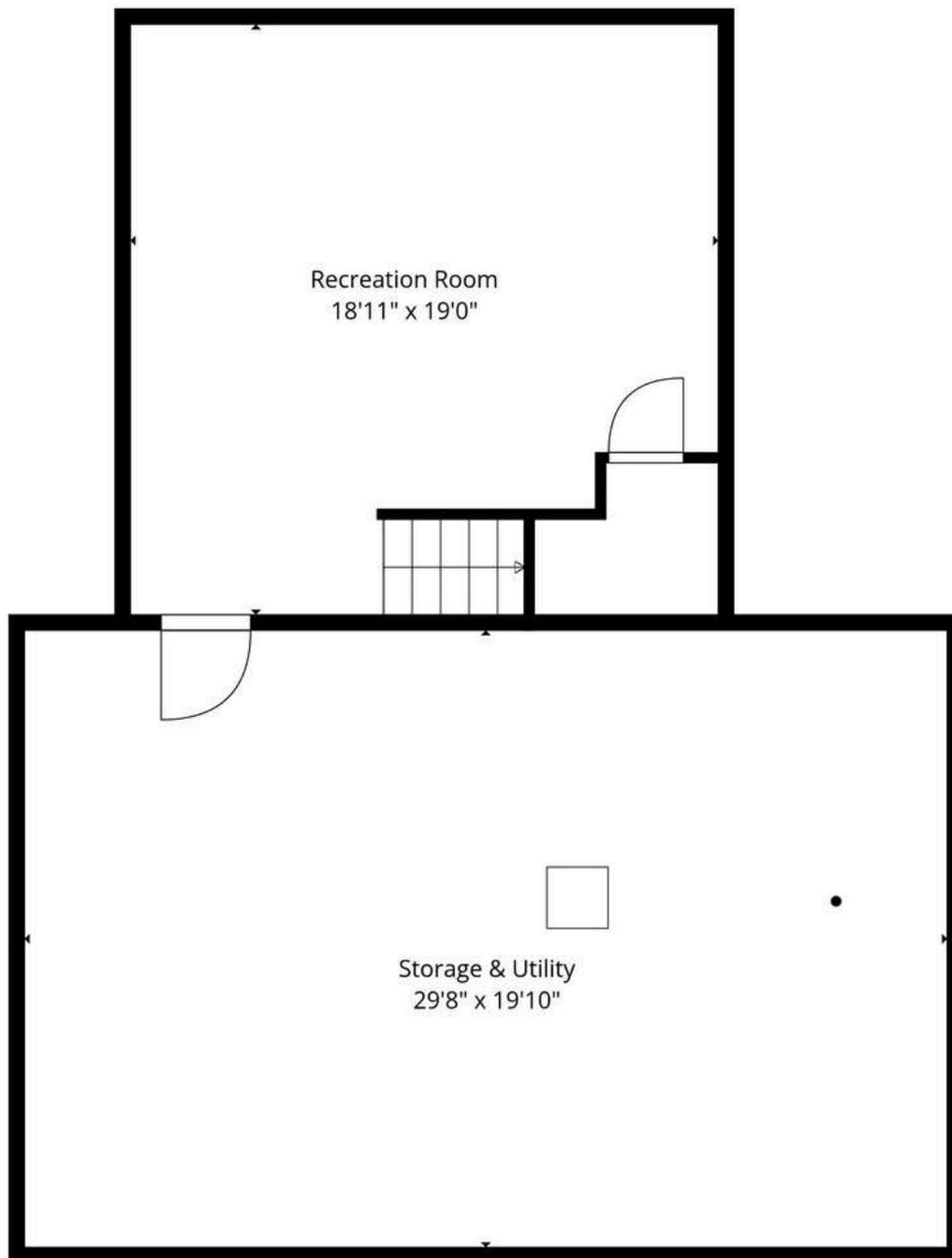


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 WALLS: 269 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

228 MILL STREET NORTH LOWER LEVEL



TOTAL: 2647 sq. ft

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EXCLUDED AREAS: STORAGE & UTILITY: 589 sq. ft, GARAGE: 408 sq. ft, PATIO: 254 sq. ft,
PORCH: 30 sq. ft, FIREPLACE: 10 sq. ft, LOW CEILING: 159 sq. ft,
WALLS: 269 sq. ft

SURVEY

SURVEYOR'S REAL PROPERTY REPORT
 PART 1 PLAN OF
LOT 111
 PLAN No. M-5
 IN THE
TOWN OF FLAMBOROUGH
 REGIONAL MUNICIPALITY OF
 HAMILTON - WENTWORTH
 SCALE: 1 inch = 10 feet

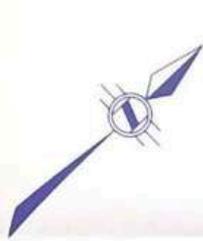


S.D. McLAREN, O.L.S. - 1997

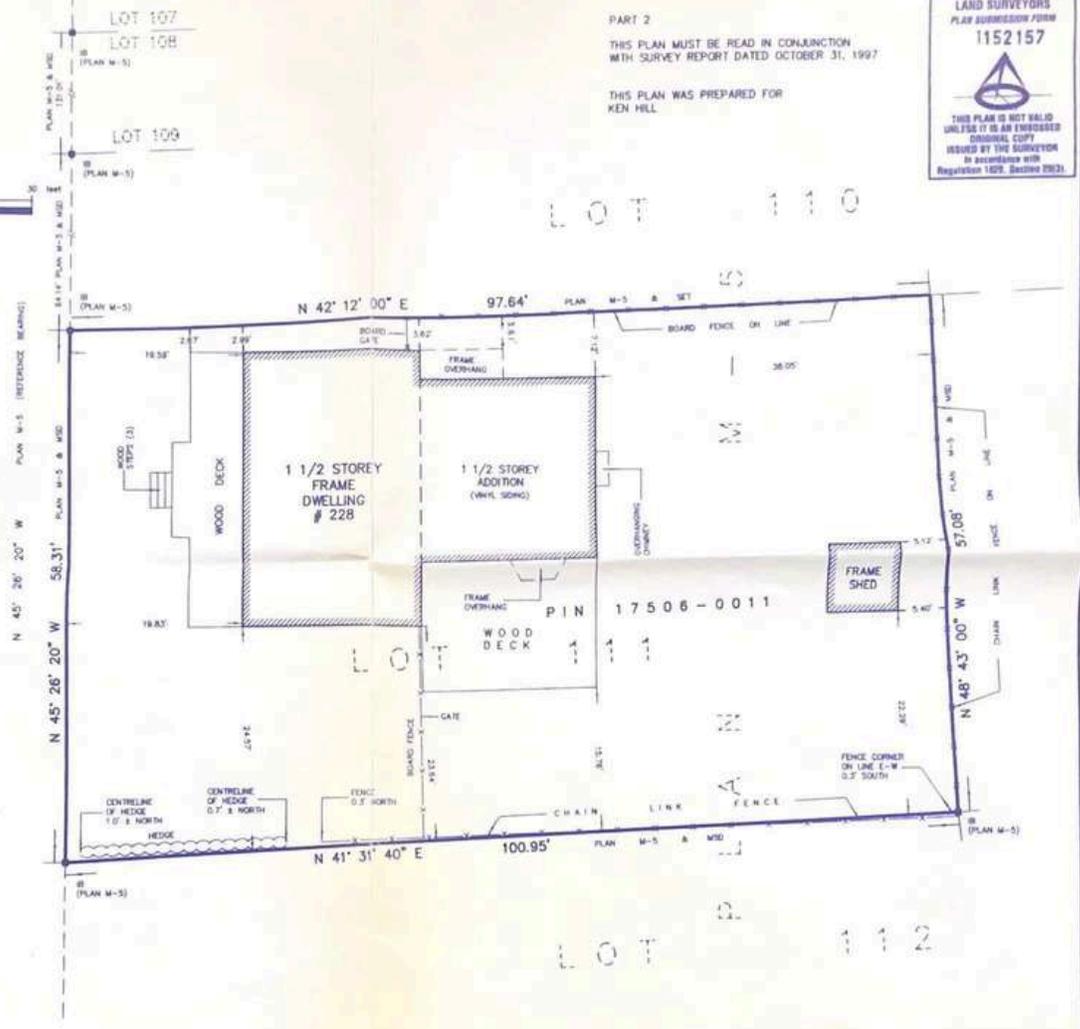
PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION
 WITH SURVEY REPORT DATED OCTOBER 31, 1997
 THIS PLAN WAS PREPARED FOR
 KEN HILL

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
1152157

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 IN ACCORDANCE WITH
 REGULATION 1429, SECTION 29(2)



MILL STREET NORTH



LEGEND:

- DENOTES MONUMENT SET
- ⊙ MONUMENT FOUND
- ⊙ IRON BAR
- ⊙ STANDARD IRON BAR
- (R24) A.T. McLAREN, O.L.S.
- WD MEASURED

IMPERIAL NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

BEARING NOTE:

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF MILL STREET NORTH AS SHOWN ON PLAN M-5 AS BEING N4526'20"W

SURVEYOR'S CERTIFICATE:

1. I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF OCT., 1997.

OCTOBER 31, 1997
 DATE
 S.D. McLAREN, O.L.S.

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A.T. McLaren Limited
 LEGAL AND ENGINEERING SURVEYS
 89 JOHN STREET SOUTH, SUITE 230
 HAMILTON, ONTARIO, L8N 2G9
 PHONE (905) 527-6008 FAX (905) 527-0032

Drawn BY Checked BY Scale 1"=10' Dwg. No. 27861

PROPERTY INFORMATION

Lot Size: 58.31' x 100.95'

Taxes: \$7300.60

Legal Description: PCL 111-1, SEC M5 ; LT 111, PL M5 ; FLAMBOROUGH CITY OF HAMILTON

PROPERTY IMPROVEMENTS | 2010

- Addition 2010 by Huisman Construction and included the two bedrooms and the bathroom in the south wing plus the mudroom and insulated double car garage.
- At that time a complete renovation of the remaining home (most rooms back to studs) took place as well and included: -
- Furnace and a/c
- Exterior including board and batten siding, vinyl shingle siding, stone, soffits, fascia and eavestroughs
- Structural reinforcements to allow the removal of walls
- New electrical, plumbing and insulation
- Gas fireplace added in kitchen
- Ceiling sound proofing between 2 floors and soundproofing between bedroom walls excluding primary
- All new windows on the main floor and second floor addition
- All original home main floor flooring removed and plywood sub flooring installed for reinforcement before original pine plank floors reinstalled -
- Chimney removed in the centre of original home and some brick retained for feature wall in basement.
- New kitchen
- Powder room installed on main floor
- Third garage door installed in rear of garage for easy access to rear yard
- Front portico and entrance added
- Removal of original front portico and relocation to the side garage entrance



ADDITIONAL IMPROVEMENTS & PROPERTY FEATURES

- Driveway paved to accommodate 3 cars in 2016
- Hot tub and composite deck 2020
- Gazebo added in 2020
- Stone patio 2023
- Upper laundry added 2023
- New dishwasher 2023
- Quartz counter tops in kitchen 2024
- Renovated Primary ensuite 2024
- Renovated 3 piece bathroom 2024
- Shed/treefort/greenhouse with 20 amp electric
- Basement finished with electric fireplace
- New roof, new gas stove, microwave, pergola updated 2025
- Owned electric water heater

LANDSCAPE DISTINCTION

- Trillium award recipient for front gardens 2019, 2020, 2021, 2022, 2023
- Flamborough garden tour 2021, 2022, 2023

INCLUSIONS

- All appliances (except as noted in exclusions)
- All electric light fixtures
- All window coverings
- Garage door opener

EXCLUSIONS

- Birdbath, birdhouses, bird feeders
- All televisions
- Microwave





Wendy Saunders | Broker
Kim Saxton | Broker



RE/MAX ESCARPMENT
REALTY INC., BROKERAGE
INDEPENDENTLY OWNED & OPERATED

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904-842-7677 | info@sswteam.ca
www.sswteam.ca