



152 SANFORD Avenue S, Hamilton, L8M 2G9

Commence Dt: **02/24/2021**

Status: **Active** Prev Price:
 MLS®#: **H4098528** Region: **Hamilton**
 Alt. MLS®#: Municipality: **Hamilton Centre (22)**

Status: **Active**
 Price: **\$799,995**
 DOM: **1**
 Price Code: **For Sale**

Neighbrhd: **St. Clair / Blakeley (220)**
 Ownrshp Type: Lot Frontage: **45.00 Feet**
 Property Type: **Multi-Residential** Lot Depth: **95.00 Feet**
 Sub Type: **3 Units** Lot Shape: **Rectangular**
 Fronting On: **East** Lot Irregularities:
 Taxes: **\$3,889/2020** Sq Ft / Src: **2,067 / 3rd Party** Age: **100+ Years**
 Cross Street: **Delaware Ave**
 Directions: **Delaware Ave to Sanford Ave S**

Property Details
Exterior

Accessible: Type: **Detached** Foundation: **Stone**
 VisitAble: Style: **2 1/2 Storey** Year Built:
 Soil Type: Location: **Urban** Sq Ft/Src: **2,067/3rd Party Measuring Service** Amps:
 Exterior Finish: **Brick** Pool: **None** Acres: **less than .50** Sewers: **Sewer**
 Driveway/Park Spcs: **4.0** Waterfront: Roof Type: **Asphalt Shingle** Zoning:
 Parking Type: Water Meter: Shingles Rplc: Water Source: **Municipal** Recreational Use:
 Driveway/Parking: **Asphalt** Water Type: Retirement Community:
 Garage Spaces: **1.0** Water Source: **Municipal**
 Garage/Parking: **Detached**

Interior

Basement Size: **Full** Fireplace: Heat Source: **Gas** Elevator:
 Basement Finish: **Fully Finished** FP Stove: Heat Type: **Forced Air** Laundry Access: **Coin Operated, In-Suite**
 Basement Features: **Walk-Up** A/C Type: **Other (see Remarks)** Pets Permit:
 Rental Items: **Hot Water Heater** UFFI:
 Exclusions: **Tenant belongings.**
 Listing Brokerage: **Keller Williams Complete Realty, Brokerage**

Multi-Residential Information

Storeys: **3** Gross Rent Inc: Leases: **Yes**
 Type of Dwelling: **2 1/2 Storey** Rent Registered: Laundry: **Coin Operated, In-Suite**
 Current Bldg Use: Vacancy Allowance:
 Tenant Pays: **Cable TV, Hydro** Fire Protection: **Smoke Detector**
1 Full Baths: **1** Bedrooms: **1** Sq Ft: **0** Appliances: **Dishwasher, Refrigerator, Stove**
 Half Baths: **1** Rooms: **4** Occupied: **Yes**
2 Full Baths: **2** Bedrooms: **3** Sq Ft: **0** Appliances: **Dishwasher, Refrigerator, Stove**
 Half Baths: **0** Rooms: **7** Occupied: **Yes**
3 Full Baths: **1** Bedrooms: **1** Sq Ft: **0** Appliances: **Dishwasher, Refrigerator, Stove**
 Half Baths: **0** Rooms: **4** Occupied: **Yes**

Keller Williams Complete Realty

Directions: **Delaware Ave to Sanford Ave S**

Public Remarks: **Attention investors! Large 2.5 storey century home with 3 units in highly sought after St.Clair/Blakely neighbourhood just outside of downtown. 45 x 95 ft lot with Detached Single garage and long driveway for parking. 4 total parking spots. Everything has been completely redone in this multi family home. All work has been done under permit with the City of Hamilton. Ductless A/C units for A/C are in each unit, brand new boiler system installed within the last year. Windows and doors are all brand new, new insulation, roof (5 years), and all new 200 amp panel and service. Coin laundry is owned, not rented. Don't miss out on this amazing opportunity!**

Prepared By: **Andrew Bridgman**

Client Full Report

Date Printed: **02/25/2021**