



Next OH: **Public: Sat Jul 7, 2:00PM-4:00PM**

**185 West Avenue N, Hamilton, L8L 5C7**

Commence Dt: **07/03/2018**  
 Status: **Active** Prev Price:  
 MLS®#: **H4031383** Region: **Hamilton**  
 Alt. MLS®#: Municipality: **Hamilton Centre (14)**  
 Neighbrhd: **Beasley (140)**  
 Ownrshp Type: Lot Frontage: **25.00 Feet**  
 Property Type: **Residential** Lot Depth: **123.00 Feet**  
 Sub Type: **Freehold** Lot Shape: **Rectangular**  
 Fronting On: **South** Lot Irregularities:  
 Taxes: **\$2,373/2018** Sq Ft: **1,380**  
 Cross Street: **Cannon street**

Price: **\$439,000**  
 DOM: **2**  
 Price Code: **For Sale**  
 Rooms: **5**  
 Bedrooms: **2 (2 + 0)**  
 2 pc Baths: **0**  
 3 pc Baths: **2**  
 4 pc Baths: **0**  
 5+ pc Baths: **0**  
 Age: **100+ Years**

**Property Details**

**Exterior**

Accessible: Type: **Detached** Foundation: **Stone**  
 VisitAble: Style: **2 Storey** Year Built: Amps: **200**  
 Soil Type: **Clay, Loam** Location: **Urban** Sq Ft/Src: **1,380/Public Records** Volts:  
 Exterior Finish: **Brick, Brick Front, Vinyl Siding**  
 Driveway/Park Spcs: **3.0** Pool: **None** Acres: **less than .50** Sewers: **Sewer**  
 Parking Type: Waterfront: Roof: **Asphalt Shingle** Zoning:  
 Driveway/Parking: **Gravel** Water Meter: Yr Roof Replc: **2010**  
 Garage Spaces: **0.0** Water Type: **Unknown** Water Source: **Municipal** Recreational Use:  
 Garage/Parking: **None** Retirement Community:  
 Area Influences: **Hospital**

**Interior**

Basement Size: **Full** Fireplace: Heat Source: **Gas** Elevator:  
 Basement Finish: **Partially Finished** FP Stove: Heat Type: **Forced Air** Laundry Access: **In-Suite**  
 Basement Features: **Separate Entrance** A/C Type: **Central Air** Pets Permit:  
 Rental Items: **Hot Water Heater** UFFI: **No**  
 Inclusions: **fridge, stove, dishwasher, washer, dryer, ELFs, window coverings**

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	14'10" x 12'0" x 10'	4.52 x 3.66 x 3.05	
Dining Room	M	10'10" x 9'10" x 10'	3.3 x 3 x 3.05	
Kitchen	M	13'5" x 9'9" x 10'	4.09 x 2.97 x 3.05	
Other (see Remarks)	M	10'10" x 7'10" x 10'	3.3 x 2.39 x 3.05	
Bathroom	M	8'0" x 8'0" x 10'	2.44 x 2.44 x 3.05	3-Piece
Master Bedroom	2	17'2" x 11'5" x 9'	5.23 x 3.48 x 2.74	
Bedroom	2	9'11" x 10'7" x 9'	3.02 x 3.23 x 2.74	
Bathroom	2	8'0" x 8'0" x 8'	2.44 x 2.44 x 2.44	3-Piece
Laundry Room	B	11'1" x 13'3"	3.38 x 4.04	
Recreation Room	B			
Utility	B			
Sunroom	M			

Listing Brokerage: [Streetcity Realty Inc., Brokerage](#)

Directions: **West of Victoria South of Robert and North of Cannon**

Public Remarks: **Located central to all Hamilton has to offer, this 2 bedroom renovated home is ready to go! Freshly painted and new floors. Large kitchen will make any chef happy! Main floor living is spacious and has some of the old world charm remaining. The home has two three piece baths, affording guests their own space. the backyard, driveway and potential sunroom are the cherry on top. Large, deep back yard**

**with three car parking off the laneway, you can't go wrong.**

**Prepared By: Andrew Bridgman**

**Client Full Report**

**Date Printed: 07/05/2018**

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