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272 Stinson Crescent, Hamilton, L8N 1T7

Commence Dt: **12/07/2017** Price: **\$489,900**
 Status: **Active** Prev Price: **\$499,900** DOM: **129**
 MLS®#: **H4008600** Region: **Hamilton** Price Code: **For Sale**
 Alt. MLS®#: Municipality: **Hamilton** Rooms: **7**
 Neighbhd: **St. Clair / Blakeley (220)** Bedrooms: **4 (3+1)**
 Ownrshp Type: Lot Frontage: **29.00 Feet** 2 pc Baths: **0**
 Property Type: **Residential** Lot Depth: **53.46 Feet** 3 pc Baths: **2**
 Sub Type: **Freehold** Lot Shape: **Rectangular** 4 pc Baths: **0**
 Fronting On: **North** Lot Irregularities: 5+ pc Baths: **0**
 Taxes: **\$3,127/2017** Sq Ft: **1,622** Age: **51-99 Years**
 Cross Street: **Wentworth**

Property Details

Exterior

Accessible: Type: **Detached** Foundation: **Concrete Block, Stone**
 VisitAble: Style: **2 1/2 Storey** Year Built: Amps:
 Soil Type: **Other (see Remarks)** Location: **Urban** Sq Ft/Src: **1,622/Other (see Remarks)** Volts:
 Exterior Finish: **Brick**
 Driveway/Park Spcs: **3.0** Pool: **None** Acres: **less than .50** Sewers: **Sewer**
 Parking Type: Waterfront: Roof: **Asphalt Shingle** Zoning: **Residential**
 Driveway/Parking: **Concrete, Gravel** Water Meter: Yr Roof Replc:
 Garage Spaces: **0.0** Water Type: Water Source: **Municipal** Recreational Use:
 Garage/Parking: **None** Retirement Community:
 Elementary Schools: **Queen Victoria** Secondary Schools: **Sir John A Macdonald**

Interior

Basement Size: **Full** Fireplace: Heat Source: **Gas** Elevator:
 Basement Finish: **Fully Finished** FP Stove: Heat Type: **Forced Air** Laundry Access: **In-Suite**
 Basement Features: A/C Type: **Central Air** Pets Permit: **Yes**
 Rental Items: **Hot Water Heater** UFFI: **No**
 Inclusions: **ELFS, Window Coverings, Fridge, Stove, Washer and Dryer x2**

<u>Room Name</u>	<u>Level</u>	<u>L/W/H Imperial</u>	<u>L/W/H Metric</u>	<u>Room Features</u>
Foyer	M	7'0" x 8'0" x 9'0"	2.13 x 2.44 x 2.74	
Kitchen	M	9'8" x 10'8" x 9'0"	2.95 x 3.25 x 2.74	
Living Room	M	10'0" x 17'0" x 9'0"	3.05 x 5.18 x 2.74	
Dining Room	M	10'0" x 11'9" x 9'0"	3.05 x 3.58 x 2.74	
Bedroom	2	10'8" x 9'5" x 9'0"	3.25 x 2.87 x 2.74	
Bedroom	2	10'7" x 9'10" x 9'0"	3.23 x 3 x 2.74	
Master Bedroom	2	16'6" x 8'8" x 9'0"	5.03 x 2.64 x 2.74	
Bathroom	2			3-Piece
Family Room	3	22'0" x 10'0" x 8'0"	6.71 x 3.05 x 2.44	
Bedroom	LL	0'0" x 0'0"	0 x 0	
Kitchen	LL	0'0" x 0'0"	0	
Bathroom	LL			3-Piece
Family Room	LL	0'0" x 0'0"	0 x 0	
Laundry Room	M	0'0" x 0'0"	0 x 0	
Laundry Room	LL	0'0" x 0'0"	0 x 0	

Listing Brokerage: **Streetcity Realty Inc., Brokerage**

Condo Fee Rmks: Pets Permitted: **Yes**

Directions: **Wentworth and Stinson Cres**

Public Remarks:

Nestled into a quiet crescent just below the escarpment 272 Stinson Cresc. is a great family Home. A finished basement that can easily be an amazing in-law suite or Air BnB, with separate laundry and entrance just adds to the overall appeal of this home. The three spacious bedrooms coupled with the loft family room/bedroom easily supports a growing family. Ample parking and a great back and front deck just add more reasons to make this home yours! RSA.

Prepared By: Andrew Bridgman

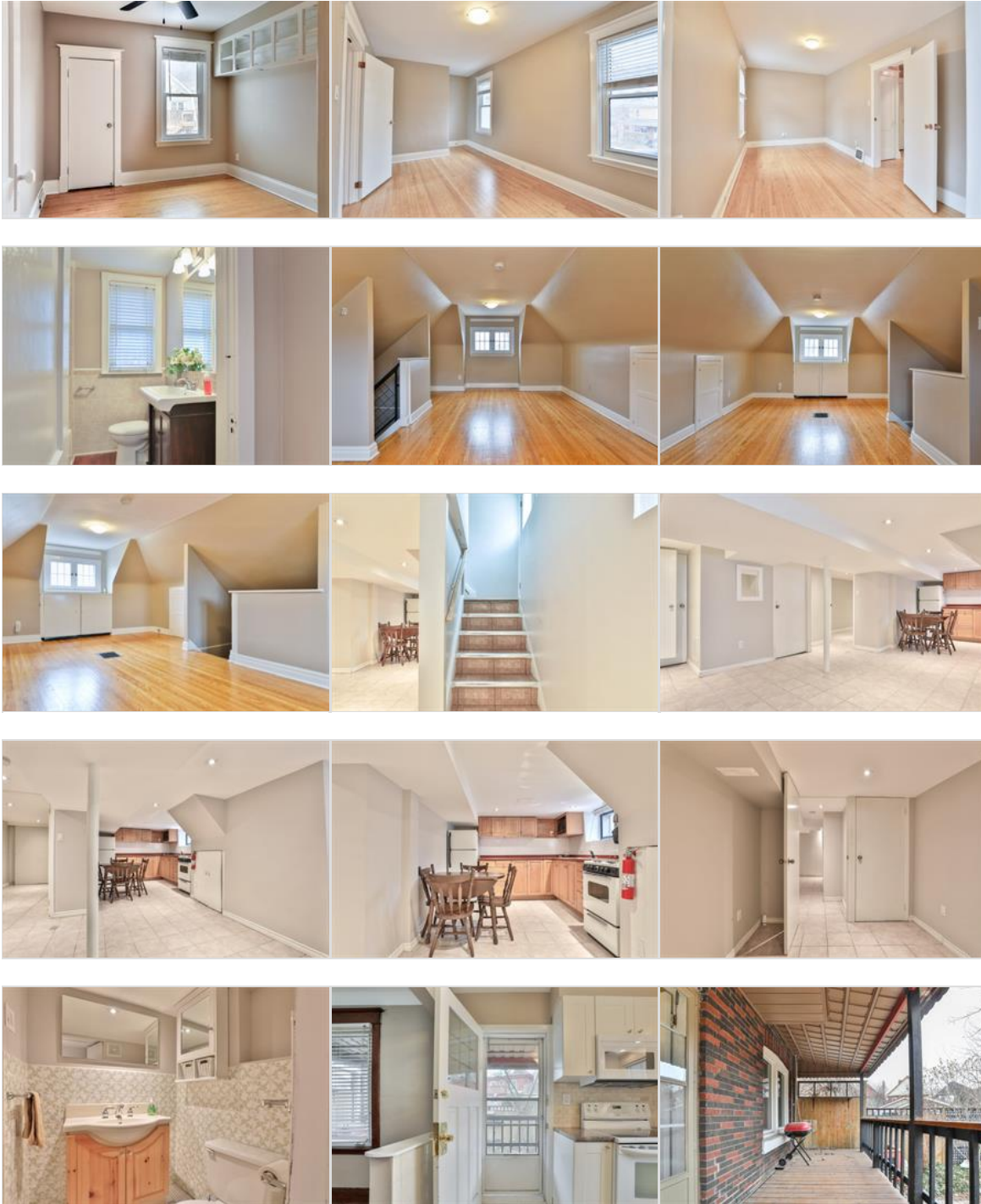
Client Full Report

Date Printed: 04/15/2018

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