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Next OH: **Public: Sat May 12, 2:00PM-4:00PM**

29 Arthur Avenue N, Hamilton, L8L 6C6

Commence Dt: **05/09/2018** Price: **\$449,999**
 Status: **Active** DOM: **2**
 MLS®#: **H4026558** Prev Price: Price Code: **For Sale**
 Alt. MLS®#: Region: **Hamilton** Rooms:
 Municipality: **Hamilton** Bedrooms: **(+)**
 Neighbrhd: **Gibson / Stiple (200)** 2 pc Baths:
 Ownrshp Type: Lot Frontage: **26.67 Feet** 3 pc Baths:
 Property Type: **Multi-Residential Duplex - Up/Down** Lot Depth: **81.00 Feet** 4 pc Baths:
 Sub Type: Lot Shape: **Irregular** 5+ pc Baths:
 Fronting On: **West** Lot Irregularities:
 Taxes: **\$2,437/2017** Sq Ft: **2,131** Age: **51-99 Years**
 Cross Street: **Acorn Street**

Property Details

Exterior

Accessible: Type: **Detached** Foundation: **Poured Concrete**
 VisitAble: Style: **2 1/2 Storey** Year Built: Amps:
 Soil Type: **Clay, Loam** Location: **Urban** Sq Ft/Src: **2,131/Public Records** Volts:
 Exterior Finish: **Brick, Wood**
 Driveway/Park Spcs: **2.0** Pool: **None** Acres: **less than .50** Sewers: **Sewer**
 Parking Type: Waterfront: **None** Roof: **Asphalt Shingle** Zoning:
 Driveway/Parking: **Asphalt** Water Meter: Yr Roof Replc: **2017**
 Garage Spaces: **0.0** Water Type: Water Source: **Municipal** Recreational Use: **No**
 Garage/Parking: **None** Retirement Community: **No**

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: A/C Type: **None** Pets Permit:
 Rental Items: **Hot Water Heater** UFFI: **No**
 Inclusions: **2 Ranges, 2 Fridges, 2 Washers, 2 Dryers.**
 Listing Brokerage: **Streetcity Realty Inc., Brokerage**

Multi-Residential Information

Storeys: **3** Gross Rent Inc: Leases: **No**
 Type of Dwelling: **2 1/2 Storey** Rent Registered: Laundry: **In-Suite**
 Current Bldg Use: Vacancy Allowance:
 Tenant Pays: **Cable TV, Hydro, Water** Fire Protection: **Smoke Detector**
 1 Full Baths: **1** Bedrooms: **3** Sq Ft: **1,400** Appliances: **Dishwasher, Dryer, Refrigerator, Stove, Washer**
 Half Baths: **0** Rooms: **5** Occupied: **No**
 2 Full Baths: **2** Bedrooms: **2** Sq Ft: **1,200** Appliances: **Dishwasher, Dryer, Refrigerator, Stove, Washer**
 Half Baths: **0** Rooms: **5** Occupied: **No**

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Directions:

Off of King Street East

Public Remarks:

This tastefully renovated duplex is a perfect turnkey property for investors. It is well appointed with attention to detail and painted in current colour trends. It doesn't get much better than this! It is a perfect place to live and rent, or simply rent both units out and watch your investment grow. Very low maintenance with so many upgrades. The property is close to downtown, the James Street GO Station and proposed LRT. RSA.

Prepared By: Andrew Bridgman

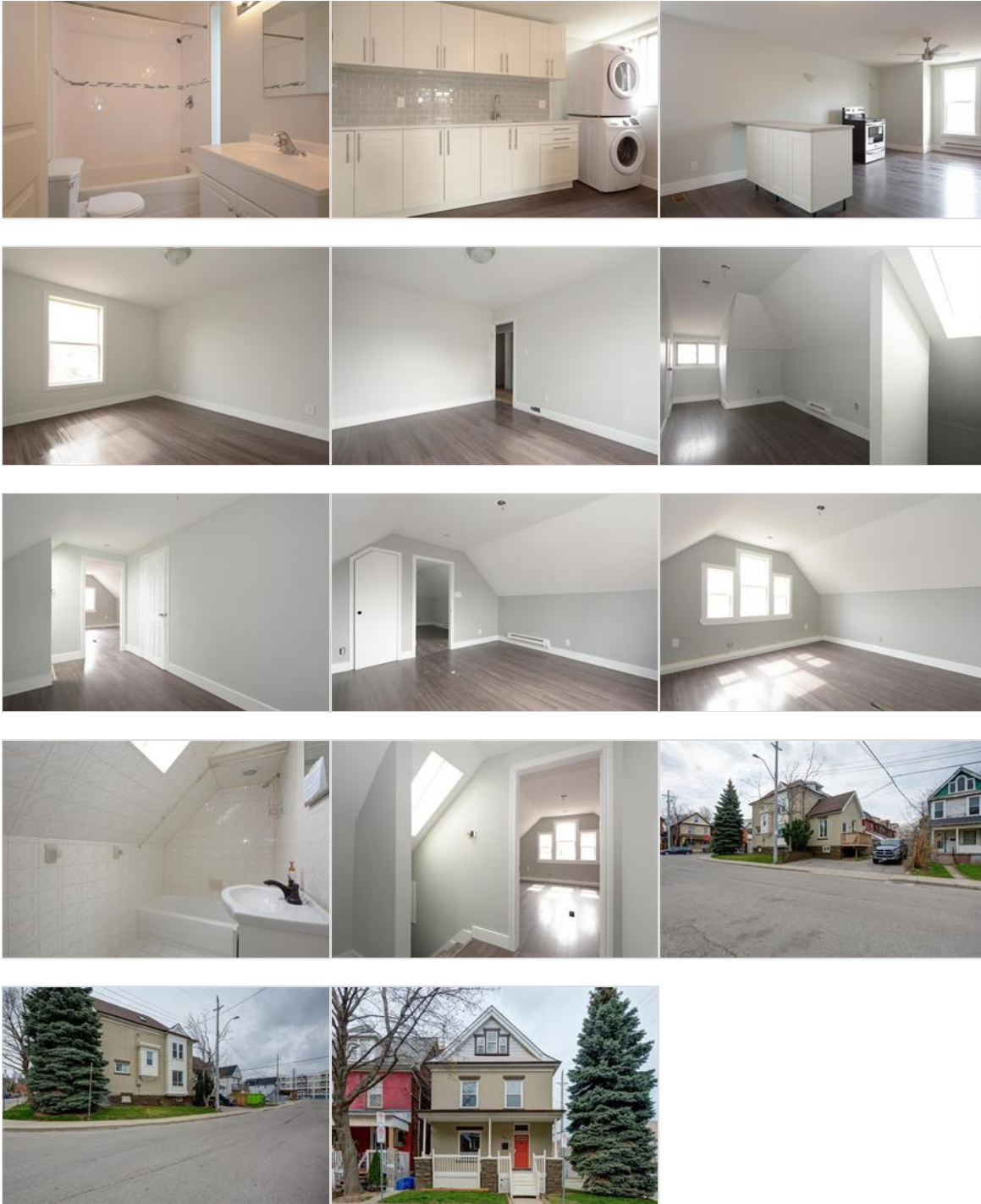
Client Full Report

Date Printed: 05/11/2018

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