



**57 Lorne Avenue, Hamilton, L8M 2X7**

Commence Dt: **03/26/2019**  
 Status: **Active**  
 MLS@#: **H4049097**  
 Alt. MLS@#:   
 Neighbhd: **St. Clair / Blakeley (220)**  
 Ownrshp Type:   
 Property Type: **Residential**  
 Sub Type: **Freehold**  
 Fronting On: **West**  
 Taxes: **\$3,161/2018**  
 Cross Street: **Afton**  
 Prev Price:   
 Region: **Hamilton**  
 Municipality: **Hamilton Centre (22)**  
 Lot Frontage: **32.00 Feet**  
 Lot Depth: **105.00 Feet**  
 Lot Shape: **Irregular**  
 Lot Irregularities:   
 Sq Ft: **3,484**

Status: **Active**  
 Price: **\$499,000**  
 DOM:   
 Price Code: **For Sale**  
 Rooms: **7**  
 Bedrooms: **4 (4 + 0)**  
 2 pc Baths: **0**  
 3 pc Baths: **0**  
 4 pc Baths: **0**  
 5+ pc Baths: **0**  
 Age: **31-50 Years**

**Property Details**

**Exterior**

Accessible:   
 VisitAble:   
 Soil Type: **Clay, Loam**  
 Type: **Detached**  
 Style: **2 1/2 Storey**  
 Location: **Urban**  
 Foundation: **Poured Concrete**  
 Year Built:   
 Sq Ft/Src: **3,484/Public Records**  
 Amperage:   
 Volts:   
 Exterior Finish: **Brick, Vinyl Siding**  
 Driveway/Park Spcs: **0.0**  
 Pool: **None**  
 Parking Type:   
 Driveway/Parking: **Asphalt**  
 Waterfront:   
 Water Meter:   
 Water Type:   
 Acres: **less than .50**  
 Roof Type: **Asphalt Shingle**  
 Shingles Rplc:   
 Water Source: **Municipal**  
 Sewers: **Sewer**  
 Zoning:   
 Garage Spaces: **1.0**  
 Garage/Parking: **Detached**  
 Retirement Community:

**Interior**

Basement Size: **Full**  
 Basement Finish: **Unfinished**  
 Basement Features: **Separate Entrance**  
 Rental Items: **Hot Water Heater**  
 Inclusions: **All appliances**  
 Fireplace:   
 FP Stove:   
 Heat Source: **Gas**  
 Heat Type: **Forced Air**  
 A/C Type: **Central Air**  
 Elevator:   
 Laundry Access: **In-Suite**  
 Pets Permit:   
 UFFI:

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	13'0" x 10'0" x 8'	3.96 x 3.05 x 2.44	
Dining Room	M	14'0" x 10'0" x 8'	4.27 x 3.05 x 2.44	
Kitchen	M	14'0" x 9'0" x 8'	4.27 x 2.74 x 2.44	
Laundry Room	M	11'0" x 4'1" x 8'	3.35 x 1.24 x 2.44	
Master Bedroom	2	12'0" x 11'1" x 8'	3.66 x 3.38 x 2.44	
Bedroom	2	11'1" x 9'1" x 8'	3.38 x 2.77 x 2.44	
Bedroom	2	12'0" x 9'1" x 8'	3.66 x 2.77 x 2.44	
Bedroom	2	8'0" x 6'0" x 8'	2.44 x 1.83 x 2.44	
Loft	3	24'1" x 8'1" x 8'	7.34 x 2.46 x 2.44	
Recreation Room	B	18'0" x 8'1" x 8'	5.49 x 2.46 x 2.44	
Kitchen	B	9'1" x 8'1" x 8'	2.77 x 2.46 x 2.44	
Bathroom	B	6'1" x 5'0" x 8'	1.85 x 1.52 x 2.44	

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

Directions: **BETWEEN CUMBERLAND & MAPLEWOOD**

Public Remarks: **This corner lot has 3 second floor bedrooms and a third floor loft that could easily be a Master bedroom or office or family room. A separate garage is wide enough to fit a car and use as storage. Main floor laundry, updated kitchen and great entertaining space make this an ideal home. This quiet neighbourhood is at the base of the escarpment, close to all amenities and Gage Parl. This property is the perfect home. Don't miss out.**

Prepared By: **Andrew Bridgman** Client Full Report Date Printed: **03/26/2019**

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