



74 Campbell Avenue, Hamilton, L8L 2N4

Commence Dt: **10/09/2018**
 Status: **Active**
 MLS®#: **H4038759**
 Alt. MLS®#:
 Neighbhd: **Crown Point (201)**
 Ownrshp Type:
 Property Type: **Residential**
 Sub Type: **Freehold**
 Fronting On: **North**
 Taxes: **\$1,800/2017**
 Cross Street: **Balmoral**
 Virtual Tour: <http://www.theopusteam.com/Listings/74-Campbell/>

Status: **Active**
 Price: **\$439,900**
 DOM: **39**
 Price Code: **For Sale**
 Rooms: **7**
 Bedrooms: **3 (3 + 0)**
 2 pc Baths: **0**
 3 pc Baths: **0**
 4 pc Baths: **0**
 5+ pc Baths: **0**
 Age: **100+ Years**

Property Details

Accessible: **No**
 VisitAble: **No**
 Soil Type: **Clay, Loam**

Type: **Detached**
 Style: **2 1/2 Storey**
 Location: **Urban**

Exterior
 Foundation: **Poured Concrete**
 Year Built:
 Sq Ft/Src: **1,428/Public Records**

Amps:
 Volts:

Exterior Finish: **Brick**
 Driveway/Park Spcs: **0.0**
 Parking Type:
 Driveway/Parking: **None**
 Garage Spaces: **0.0**
 Garage/Parking: **None**
 Area Influences: **Place of Worship, Public Transit, Schools**

Pool: **None**
 Waterfront:
 Water Meter:
 Water Type:

Acres: **less than .50**
 Roof: **Asphalt Shingle**
 Yr Roof Replc:
 Water Source: **Municipal**

Sewers: **Sewer**
 Zoning:
 Recreational Use: **No**
 Retirement Community: **No**

Basement Size: **Full**
 Basement Finish: **Partially Finished**

Fireplace:
 FP Stove:

Interior

Heat Source: **Gas**
 Heat Type: **Forced Air**
 A/C Type: **Central Air**

Elevator:
 Laundry Access: **In-Suite**
 Pets Permit:
 UFFI: **No**

Basement Features: **Separate Entrance**
 Rental Items: **Hot Water Heater**
 Interior Features: **Fire Alarm System**
 Inclusions: **All appliances**
 Exclusions: **N/A**

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	9' x 11' x 9'	2.74 x 3.35 x 2.74	Finished
Dining Room	M	10' x 11' x 9'	3.05 x 3.35 x 2.74	Finished
Kitchen	M	12'4" x 11' x 9'	3.76 x 3.35 x 2.74	Finished
Master Bedroom	2	14'8" x 9'5" x 9'	4.47 x 2.87 x 2.74	Finished
Bedroom	2	8' x 8'7" x 9'	2.44 x 2.62 x 2.74	Finished
Bathroom	2	14' x 6' x 9'	4.27 x 1.83 x 2.74	Finished
Bedroom	3	9' x 8'8" x 9'	2.74 x 2.64 x 2.74	Finished
Family Room	3	19'7" x 8'8" x 9'	5.97 x 2.64 x 2.74	Finished
Other (see Remarks)	B	17'8" x 14' x 8'5"	5.38 x 4.27 x 2.57	
Utility	B	10' x 14'0" x 8'5"	3.05 x 4.27 x 2.57	
Bathroom	B	9' x 4'8" x 5'	2.74 x 1.42 x 1.52	

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

Directions: **One and a half blocks West of Ottawa Street.**

Public Remarks: **Beautifully newly renovated 3 bedroom home in the desirable neighbourhood of Crown Point West. Features include a vintage claw foot tub in a brand new spacious bathroom, the perfect backyard deck, a newly opened up attic space, a coffee/wine bar, and an open concept kitchen, dining room and living room. Steps away from all the amenities of the "happening" Ottawa Street.**

Prepared By: **Andrew Bridgman**

Client Full Report

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