



5 NIGHTINGALE Street, Hamilton, L8L 1R5

Commence Dt: **06/07/2022**

Status: **Active**
 MLS®#: **H4137633**
 Alt. MLS®#:

Prev Price:
 Region: **Hamilton**
 Municipality: **Hamilton Centre (14)**

Status: **Active**
 Price: **\$599,000**
 DOM: **0**
 Price Code: **For Sale**
 Rooms: **6**
 Bedrooms: **3 (3 + 0)**

Neighbrhd: **Lansdale (141)**
 Ownrshp Type: **Freehold**
 Property Type: **Residential**
 Sub Type: **Freehold**
 Fronting On: **North**
 Taxes: **\$1,691/2021**
 Cross Street: **STEVEN**
 Directions: **STEVEN**

Lot Frontage: **23.00 Feet**
 Lot Depth: **113.00 Feet**
 Lot Shape: **Rectangular**
 Lot Irregularities:
 Sq Ft / Src: **1,032 / Builder fl**

2 pc Baths: **0**
 3 pc Baths: **0**
 4 pc Baths: **1**
 5+ pc Baths: **0**
 Age: **51-99 Years**

Property Details

Exterior

Accessible: Type: **Detached** Foundation: **Concrete Block**
 VisitAble: Style: **2 Storey** Year Built:
 Soil Type: Location: **Urban** Sq Ft/Src: **1,032/Builder floor plan(s)** Amps:
 Exterior Finish: **Aluminum Siding, Metal/Stone Siding, Vinyl Siding** Pool: **None** Acres: **less than .50** Sewers: **Sewer**
 Driveway/Park Spcs: **2.0** Waterfront: Roof Type: **Asphalt Shingle** Zoning:
 Parking Type: Water Meter: Shingles Rplc: Water Source: **Municipal** Recreational Use:
 Driveway/Parking: **Gravel** Water Type: Retirement Community:
 Garage Spaces: **0.0** Shingles Rplc: Retirement Community:
 Garage/Parking: **None** Water Source: **Municipal** Retirement Community:

Interior

Basement Size: **Crawl Space** Fireplace: Heat Source: **Gas** Elevator:
 Basement Finish: FP Stove: Heat Type: **Forced Air** Laundry Access:
 Basement Features: Rental Items: **None** A/C Type: **None** Pets Permit:
 Inclusions: **Appliances** UFFI:
 Exclusions: **n/q**

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Laundry Room	M			
Eat in Kitchen	M	11'6" x 10'8"	3.51 x 3.25	
Foyer	M	9'9" x 3'10"	2.97 x 1.17	
Bathroom	M			4-Piece
Living Room	M	15'6" x 12'6"	4.72 x 3.81	
Dining Room	M	11'0" x 5'8"	3.35 x 1.73	
Bedroom	2	6'3" x 10'6"	1.9 x 3.2	
Bedroom	2	8'10" x 12'3"	2.69 x 3.73	
Bedroom	2	11'1" x 12'6"	3.38 x 3.81	

Listing Brokerage: **Keller Williams Complete Realty, Brokerage**

Directions: **STEVEN**

Public Remarks: **A rare opportunity: a lot that stretches a full city block from Nightingale to Wilson. Great potential for investors, builders and those with vision. Or a great spot for first time buyers with just over 1000 square feet and lots of yard!**

Prepared By: **Andrew Bridgman**

Client Full Report

Date Printed: **06/07/2022**