



**60 Emerald Street S, Hamilton, L8N 2V3**

Commence Dt: **04/19/2024**

Status: **Active**

MLS®#: **H4191219**

Alt. MLS®#:

Prev Price:

Region: **Hamilton**

Municipality: **Hamilton Centre (14)**

Status: **Active**

Price: **\$899,000**

DOM: **6**

Price Code: **For Sale**

Neighbrhd: **Stinson (143)**

Ownrshp Type:

Lot Frontage: **26.75 Feet**

Property Type: **Multi-Residential** Lot Depth: **121.00 Feet**

Sub Type: **3 Units** Lot Shape: **Rectangular**

Fronting On: **West** Lot Irregularities:

Taxes: **\$3,642/2023** Sq Ft / Src: **2230 / LBO provi**Age: **100+ Years**

Cross Street: **Main Street East**

Directions: **Main Street East to Emerald Street South**

**Property Details**

**Exterior**

Accessible:

Type: **Detached** Foundation: **Stone**

VisitAble:

Style: **2 1/2 Storey** Year Built: **1911**

Soil Type:

Location: **Urban** Sq Ft/Src: **2,230/LBO**

Amps:

Volts:

**provided**

Exterior Finish: **Brick, Vinyl Siding**

Driveway/Park Spcs: **0.0**

Pool: **None**

Acres: **less than .50**

Sewers: **Sewer**

Parking Type:

Waterfront:

Roof Type: **Asphalt Shingle**

Zoning:

Driveway/Parking: **None**

Water Meter:

Shingles Rplc: **2019**

Garage Spaces: **1.5**

Water Type:

Water Source: **Municipal**

Recreational Use:

Garage/Parking: **Detached**

**Shed**

Retirement Community:

Other Structures:

**Shed**

Area Influences: **Hospital, Level, Park, Public Transit, Schools**

**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: **Separate Entrance**

A/C Type: **Central Air**

Pets Permit:

Rental Items: **None**

UFFI:

Interior Features: **Auto Garage Door Remote(s)**

Inclusions: **3 Fridges, 3 stove over the range microwave, washer, dryer, all window coverings, all light fixtures, dishwasher, shed, garage door opener, deep freezer in basement tenants belongings**

Exclusions:

Listing Brokerage: **[Re/Max Escarpment Golfi 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**

Fire Protection: **Alarm**

**1** Full Baths: **1** Bedrooms: **2** Sq Ft: **920** Appliances: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**

Half Baths: **0** Rooms: **2** Occupied: **Yes**

**2** Full Baths: **1** Bedrooms: **2** Sq Ft: **702** Appliances: **Refrigerator, Stove**

Half Baths: **0** Rooms: **2** Occupied: **Yes**

**3** Full Baths: **1** Bedrooms: **2** Sq Ft: **608** Appliances: **Refrigerator, Stove**

Half Baths: **0** Rooms: **2** Occupied: **Yes**

**RE/MAX Escarpment Golfi Realty Inc.**

Directions:

**Main Street East to Emerald Street South**

Public Remarks:

**LEGAL TRIPLEX! AMAZING OPPORTUNITY IN HIGHLY SOUGHT AFTER STINSON NEIGHBORHOOD! Solid brick 2.5 storey, exceptionally well taken care of by same owner for over 60 years! Owner occupies**

**main level and basement; other two units are currently tenanted. This multi-unit century home features 3 excellent size 2 bedroom units PLUS easy potential to convert partially finished basement with separate side entrance into a 4th unit!! This property has been lovingly maintained and has had several updates/upgrades over the years. Situated on ZERO MAINTENANCE fully fenced front and rear lot with detached garage (possible ADU??) with access from laneway. LOCATION THAT CAN'T BE BEAT!! Close to all amenities including shopping, transit, schools, hospital, parks, trails and super quick easy escarpment access. Don't miss out on the opportunity to add this great multi-unit home with so much more income generating potential to your portfolio.**

**Prepared By: Andrew Bridgman**

**Client Full Report**

**Date Printed: 04/25/2024**