

	<p>61 Brookheath Lane Hamilton Ontario L0R1W0 Hamilton Mount Hope Hamilton SPIS: N Taxes: \$4,522.00 / 2021</p>	<p>List: \$689,900 For: Sale</p> <p>DOM: 3</p>
<p>Detached Front On: W Rms: 9 Link: N Acre: Bedrooms: 4 2-Storey Washrooms: 3 1x2xMain, 1x3x2nd, 1x4x2nd</p> <p>Lot: 25.56 x 104.23 Feet Irreg: 104.41 Ft X 73.99 Ft X 85.71 Ft X 25.61</p> <p>Dir/Cross St: Glancaster Rd And Twenty Rd W</p>		

MLS#: X5148731 Contract Date: 3/12/2021 PIN#: 16910166
 Possession Remarks: Tbd

<p>Kitchens: 1 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 16-30 Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:</p>	<p>Exterior: Alum Siding / Brick Drive: Pvt Double Gar/Gar Spcs: Attached / 1.0 Drive Park Spcs: 4 Tot Prk Spcs: 5.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Library, Rec Centre, School</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	3.76	x 3.54	Hardwood Floor	Bay Window	Open Concept
2	Dining	Main	3.76	x 2.81	Hardwood Floor	Open Concept	
3	Kitchen	Main	3.63	x 2.83	Tile Floor	Stainless Steel Appl	Backsplash
4	Breakfast	Main	1.98	x 2.83	Tile Ceiling	Combined W/Kitchen	W/O To Patio
5	Family	Main	3.71	x 3.56	Hardwood Floor	Fireplace	Window
6	Master	2nd	4.07	x 5.37	Hardwood Floor	W/I Closet	3 Pc Ensuite
7	2nd Br	2nd	4.07	x 3.45	Hardwood Floor	Closet	Window
8	3rd Br	2nd	3.08	x 3.39	Hardwood Floor	Closet	Window
9	4th Br	2nd	3.07	x 3.71	Hardwood Floor	Closet	Window

Client Remks: Beautiful 4 Bed Family Home Located In Established Neighbourhood, Mins To Hwy 403, Shops, Parks & Schools! Main Flr Offers Plenty Of Natural Light & Comes W/ Stunning Hrdwd, Open Concept Living & Dining Rm & Eat In Kitchen W/ S/S Appl. Enjoy Relaxing By The Fire In The Family Rm Or Bask In The Sun On The Patio In The Spacious Backyard. Master Offers 3Pc Ensuite & W/I Closet. Additional Bdrms Are Spacious W/ Ample Storage. Lots Of Potential In The Large Bsmnt!

Extras: Incl. Fridge, Dw, Stove, Washer, Dryer, Elfs, Blinds, Drapery, Hauser Pavilion Over The Patio, Hwt (Rented) Excl. Microwave, Freezer, Media Systems/Speakers, Newer Windows By Pollard (All Double Hung) Newer Roof, Furnace And Ac.

Listing Contracted With: RE/MAX HALLMARK RICHARDS GROUP REALTY LTD., BROKERAGE Ph: 416-699-0303