

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



170 West 18th Street, Hamilton



Three Bedroom Bungalow on West Mountain

This three bedroom bungalow offers just under 1,000 square feet plus an unfinished basement with bathroom rough-ins.

Pride of ownership is evident in the thoughtful updates and improvements and well maintained home and yard.

This home showcases an amazing backyard oasis with sitting areas, large garden and an impressive treehouse!

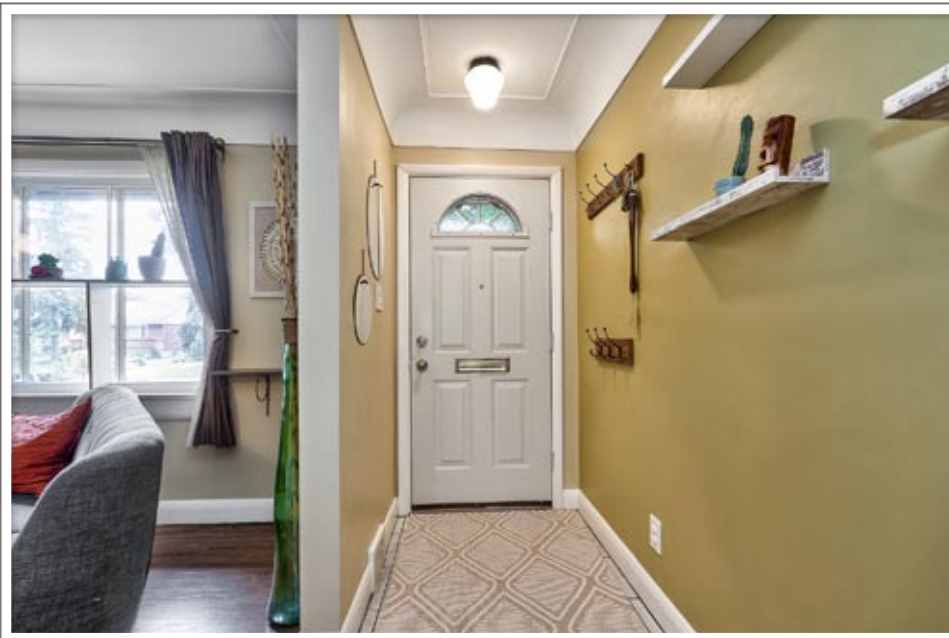
Located in the West Mountain neighbourhood of Buchanan with community parks, schools and convenient access to shopping, restaurants and the Lincoln M Alexander Parkway.

Features and Highlights

- three bedrooms
- full bathroom
- 986 square feet plus unfinished lower level
- basement rough-in for future bathroom
- well maintained
- refinished hardwood flooring
- wood fireplace
- large, private backyard with multiple sitting areas and garden
- amazing treehouse
- low-maintenance landscaping with perennial gardens
- lots of parking
- great neighbourhood

Front Entrance

- welcoming first impressions
- low maintenance landscaping



Foyer

- tile flooring
- wall hooks and shelving (included)

Living Room (19'6" by 18'7")

- hardwood flooring
- wood fireplace

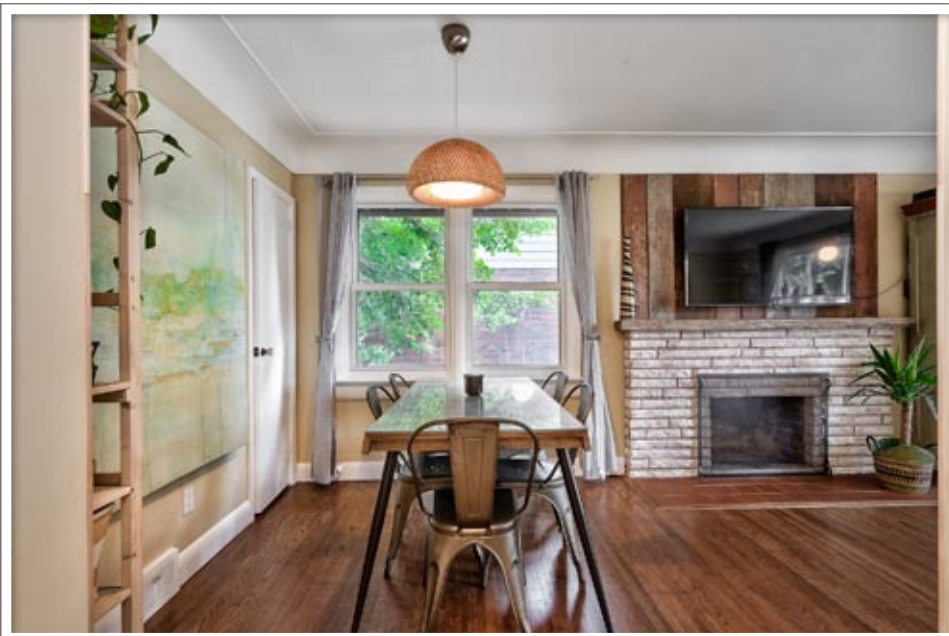


Living Room

- large window
- lots of natural light
- crown moulding

Dining Room

- hardwood flooring
- chandelier
- open to living room



Dining Room

- closet
- large window
- crown moulding

Kitchen (11'4" by 13'1")

- tile flooring
- under-cabinet lighting
- granite counters



Kitchen

- double sink
- tile backsplash
- overlooks yard

Breakfast Bar

- opens to living room



Primary Bedroom (11'2" by 10'4")

- broadloom flooring
- hardwood under broadloom
- two windows

Second Bedroom (11'2" by 8'7")

- broadloom flooring
- hardwood under broadloom
- oversized window

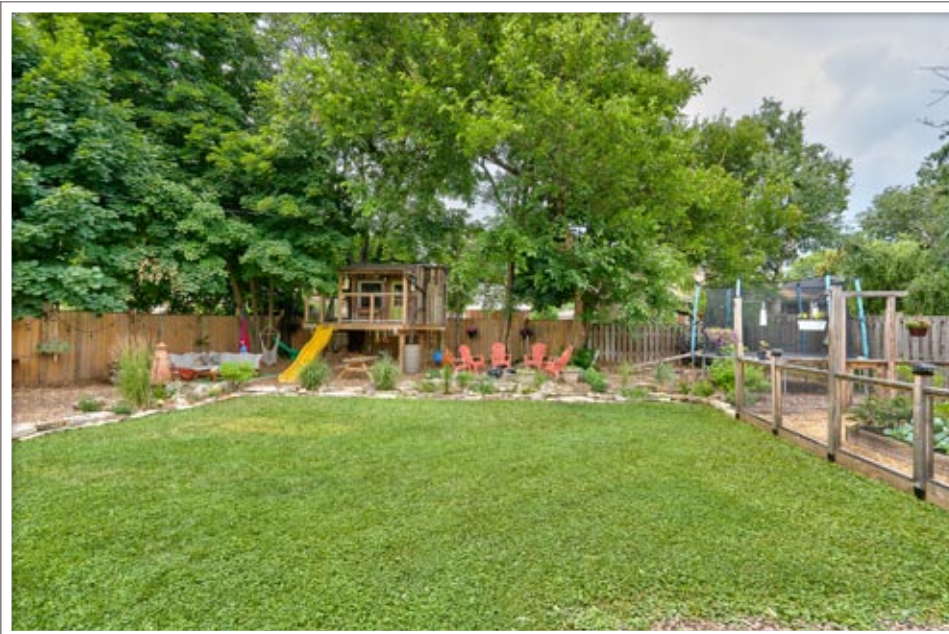


Third Bedroom (9'1" by 10'11")

- broadloom flooring
- hardwood under broadloom
- overlooks backyard

Backyard

- private, beautifully landscaped



Backyard

- plenty of space to play and relax

Backyard

- multiple seating areas



Garden

- protected garden area perfect for growing veggies

Backyard

- nice shaded areas



Treehouse

- impressive treehouse with slide, windows, door, skylight

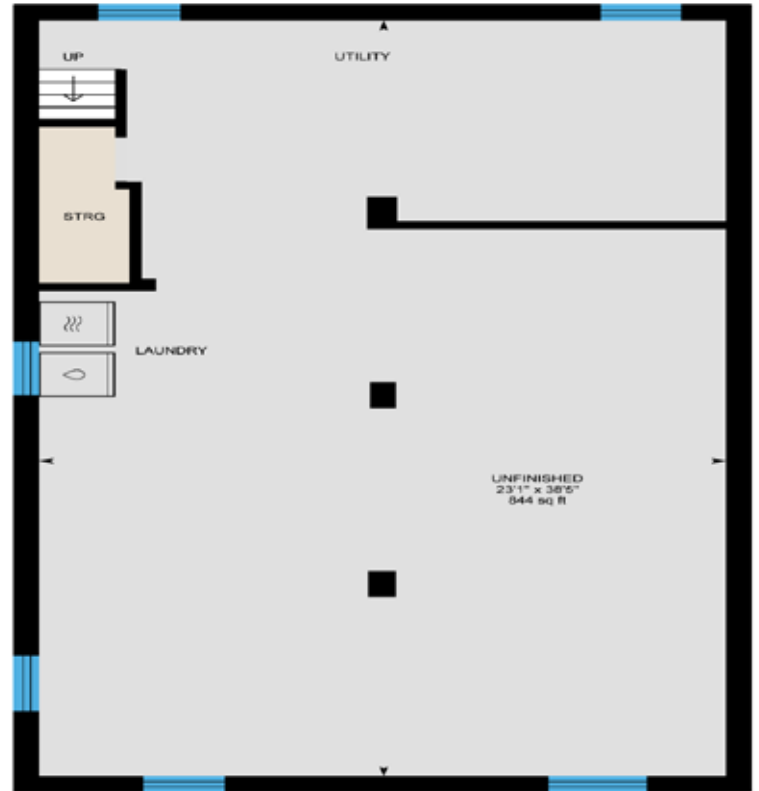
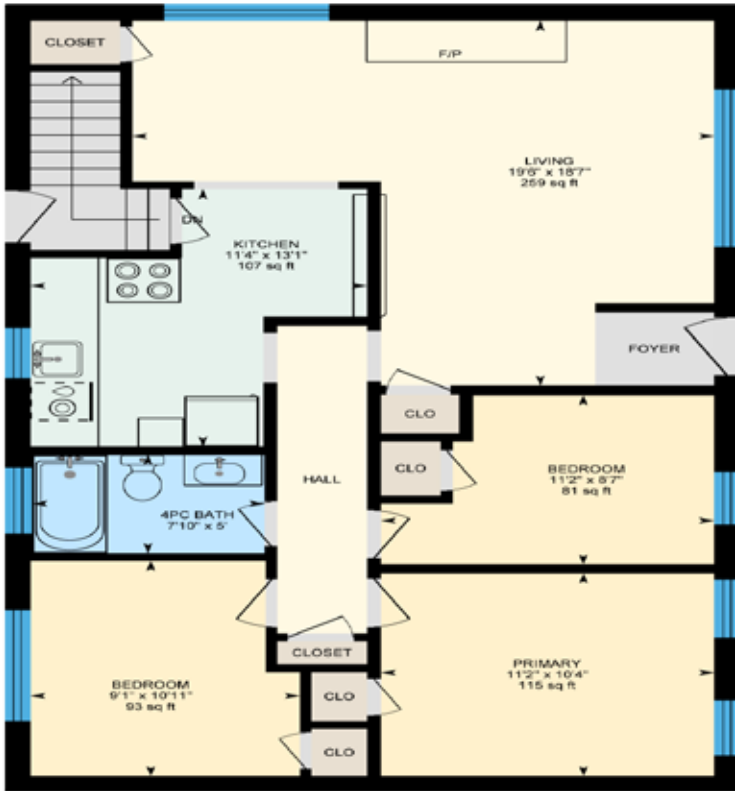
Backyard

- more places to sit and hang a hammock



Backyard

- nice to have so much outdoor living space



986 square feet (plus unfinished lower level)

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Existing Light Fixtures, Existing Window Treatments

Legal Description: PT LTS 51 & 52, PL 804 , AS IN NS249589 ; HAMILTON

Square Footage: 986 square feet (plus lower level)

Property Size: 62.5 feet by 120 feet

Property Taxes: \$4,321 for 2022



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