



Status: Active List Price: \$ 399,905  
 247 ST. ANDREWS Drive Lease Rate:  
 Hamilton L8K 5K2  
 Prop Type: Residential  
 Type/Style: Semi Detached - 2 Storey # of Rooms: 5  
 District: Hamilton East - Hamilton (28) - Vincent (282) # of Bedrooms: 3 + 0  
 Near: Greenhill & Mount Albion Zoning:  
 Legal: PCL 60-1, SEC M27 ; LT 60, PL M27 ; S/T LT1492,LT1494 HAMILTON Baths 2-piece: 1  
 Baths 3-piece: 0  
 Baths 4-piece: 1  
 Baths 5/6 piece: 0  
 Sale/Lease: For Sale Only Tx Appl: N #FBths/#HBths: 1/ 1  
 Age: 51+ Years Comm Date: 07/05/17 Sq Ft: 1500 +/-  
 Side of Road: North Sale:  
 Possession: End of Aug DOM:

Rooms and Their Sizes

Living Room	[1] 12 x 15	Bedroom	[2] 10 x 8
Eat In Kitchen	[1] 11 x 11	4 Pc Bthrm	[2]
2 Pc Bthrm	[1]	Recreation Rm	[B1]
Master Bedroom	[2] 13 x 10	Laundry	[B1]
Bedroom	[2] 9 x 14	Workshop	[B1]

Property Details

UFFI:	No	Lot Size:	33.66 X 137.48 [Imperial]	Frontage:	33.66
Taxes:	\$ 2,920 / 2017	Property Size:	.5 or Less	Location:	URBAN
Type of Ownership:	Freehold	Basement:	Full	Heating:	Forced Air
Occupant:	Owner	Basement Dev:	Partially Finished	Central Air:	Yes
Parking:	Front Drive			Fuel:	Gas (Natural)
Rental Eqmt:	Water Heater			Water Supply:	Municipal
Exterior/Const:	Brick, Maintenance Free (Fascia, Soffit, Eaves), Metal Vinyl Siding			Water Meter:	Yes
Topography:	Level			Sewer Type:	Sewer Connected
Restrictions:	None			Waterfront:	N Pool: N
Foundation:	Block			Fireplaces:	

Elementary Sch: Secondary Sch: Survey Avail: Amps:

Condo Fee Incl:

Condo Fee: Condo Corp#: Mobile Home Info:

Features:

Virtual Tour: <http://www.rstours.ca/25803>

Directions: Off Greenhill; From Putting Place (right) or Glen Manor (left)

Inclusions: Fridge / Stove / Washer & Dryer / ELF's

Exclusions:

**Listing Brokerage** City Brokerage

Internet Comments

You won't want to miss out on this 3 bedroom 1.5 bath semi, located in Hamilton's east end (off Greenhill & Mt. Albion). Eat-in Kitchen with sliding patio doors leading to large deck and landscaped yard that is perfect for entertaining! Hardwood / Ceramic flooring, colourful decor, bright and cheerful. Very little to do, so just move in and enjoy!

My Contact Information: Jeff Bonner Salesperson (905) 512-4069

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