



Status: Active List Price: \$ 585,000  
 Lease Rate:  
 4 NARDI Court  
 Hamilton L8K 3Y8  
 Prop Type: Residential  
 Type/Style: Detached - Raised-Elevtd Ranch # of Rooms: 6  
 District: Hamilton East - Hamilton (28) - Greenford (280) # of Bedrooms: 3 + 2  
 Near: Pottruff Rd & King St E Zoning: RES  
 Legal: PCL 4-1, SEC M63 ; LT 4, PL M63 ; HAMILTON Baths 2-piece: 0  
 Baths 3-piece: 1  
 Baths 4-piece: 1  
 Baths 5/6 piece: 0  
 Sale/Lease: For Sale Only Tx Appl: #FBths/#HBths: 2/0  
 Age: 31-50 Years Comm Date: 07/24/17 Sq Ft: 1500 +/-  
 Side of Road: South Sale:  
 Possession: 60-90 Days DOM:

Rooms and Their Sizes

Living Room	[1] 13.05 x 16.07	Bedroom	[1] 9.09 x 9.10	Rec Rm w/Firepl	[B1] 23.07 x 22
Dinette	[1] 8.09 x 11	4 Pc Bthrm	[1]		
Eat In Kitchen	[1] 10.07 x 16	3 Pc Bthrm	[B1]		
Master Bedroom	[1] 13.04 x 10.06	Bedroom	[B1] 10.05 x 17.06		
Bedroom	[1] 9.09 x 13.04	Bedroom	[B1] 10.06 x 16.03		

Property Details

UFFI:	Unknown	Lot Size:	55 X 100 [Imperial]	Frontage:	55.00
Taxes:	\$ 4,042 / 2017	Property Size:	.5 or Less	Location:	URBAN
Type of Ownership:	Freehold	Basement:	Full, Crawl	Heating:	Forced Air
Occupant:	Owner	Basement Dev:		Central Air:	Yes
Parking:	Double Drive, Inside Entry, Single Garage			Fuel:	Gas (Natural)
Rental Eqmt:	Water Heater			Water Supply:	Municipal
Exterior/Const:	Brick			Water Meter:	Yes
Topography:				Sewer Type:	Sewer Connected
Restrictions:				Waterfront:	Pool: N
Foundation:				Fireplaces:	1 -
Elementary Sch:	Glen Echo Jr / Glen Brae Sr	Secondary Sch:	Glendale SS	Survey Avail:	Amps: 100
Condo Fee Incl:					
Condo Fee:		Condo Corp#:		Mobile Home Info:	
Features:					

Directions:

Inclusions: Washer / Dryer / Dishwasher

Exclusions: Fridge & Stove

**Listing Brokerage** City Brokerage

Internet Comments

\*\*\*FULLY RENOVATED\*\*\*MUST SEE\*\*\* Fantastic location. North of King with easy access to Red Hill, Public transit, schools with in W/D. Beautiful elevated ranch fully finished, located on quiet mature desirable east Hamilton Court. Large lot with rear veggie garden and manicured side/front fully fenced yard. Main level, VERY Elegant L-shaped living room and dining room, Eat in kitchen with new modern look, 3 bedroom, 4 pc upper bath, hardwood, stone and ceramic flooring. Double concrete driveway, single car garage. 100 amp hydro, c/air, brick ext. & more. Lower level fully finished large w/L shape Rec room with cozy wall fireplace accented with stone and enjoyable for everyone. 3 pc bath, 2 bedrooms, laundry and fruit cellar. Attached single garage with inside entrance, double driveway (EXTRA LONG). Possible In-Law situation. R.S.A.

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

[jeff@jeffsellshomes.ca](mailto:jeff@jeffsellshomes.ca)

<http://www.jeffsellshomes.ca>

My Office Information: City Brokerage Ph: 289-389-2323

[admin@citybrokerage.ca](mailto:admin@citybrokerage.ca)