Next OH: Public: Sun Dec 17, 2:00PM-4:00PM

400 CHARLTON Street W, Hamilton, L8P 2E7

				Price:	$619,905
Status:	Active	Prev Price:	$639,905	Price Code:	For Sale
MLS®#:	H4007421	Region:	Hamilton	Rooms:	7
Alt. MLS®#:		Municipality:	Hamilton West (12)	Bedrooms:	3 (3+0)
Neighbrhd:	Kirkendall (121)			2 pc Baths:	0
Ownrshp Type:		Lot Frontage:	19.32 Feet	3 pc Baths:	1
Property Type:	Residential	Lot Depth:	129.00 Feet	4 pc Baths:	1
Sub Type:	Freehold	Lot Shape:	Rectangular	5+ pc Baths:	0
Fronting On:	North	Lot Irregularities:			
Taxes:	$3,868/2017	Sq Ft:	1,572	Age:	51-99 Years
Cross Street:	DUNDURN ST W				
Virtual Tour:	http://www.venturehomes.ca/virtualtour.asp?tourid=49146				

Property Details

Exterior

Accessible:		Type:	Detached	Foundation:	Concrete Block		
VisitAble:		Style:	2 Storey	Year Built:		Amps:	
Soil Type:	Other (see Remarks)	Location:	Urban	Sq Ft/Src:	1,572/Public Records	Volts:	
Exterior Finish:	Brick, Vinyl Siding						
Driveway/Park Spcs:	1.0	Pool:	None	Acres:	0.50 - 1.99	Sewers:	Sewer
Driveway Type:		Waterfront:		Roof:	Asphalt Shingle	Zoning:	
Driveway/Parking:	Other (see Remarks)	Water Meter:		Yr Roof Replc:			
Garage Spaces:	0.0	Water Type:		Water Source:	Municipal	Recreational Use:	
Garage/Parking:	None					Retirement Community:	

Interior

Basement Size:	Full	Fireplace:		Heat Source:	Gas	Elevator:	
Basement Finish:	Fully Finished	FP Stove:		Heat Type:	Forced Air	Laundry Access:	
Basement Features:				A/C Type:	Central Air	Pets Permit:	
Inclusions:	Gas Stove / Washer / Dryer / Dishwasher						
Exclusions:	Dining Room light fixture and wall lamp						

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Recreation Room	B	15' x 21'5"	4.57 x 6.53	
Storage Room	B			
Laundry Room	B	12'6" x 9'3"	3.81 x 2.82	
Foyer	M			
Living Room	M	12'2" x 10'3"	3.71 x 3.12	
Dining Room	M	12'2" x 11'9"	3.71 x 3.58	
Eat in Kitchen	M	13' x 10'9"	3.96 x 3.28	
Bathroom	M			3-Piece
Other (see Remarks)	M			
Master Bedroom	2	14'8" x 10'7"	4.47 x 3.23	
Bedroom	2	10'10" x 7'11"	3.3 x 2.41	
Bedroom	2	10'4" x 9'1"	3.15 x 2.77	
Bathroom	2			4-Piece

City Brokerage

Directions: Charlton & Dundurn

Public Remarks:

Lovely Southwest Kirkendall family home, a few minutes walk from Locke Street shopping and restaurants. Two full baths, eat-in kitchen and fully finished basement. Close to 403, Bruce Trail access points and excellent schools (elementary and secondary). Hardwood flooring throughout with updated modern decor. Brand new front deck with perennial garden. Recent furnace (2015), back flow valve, basement walk out and parking. This is a charming home in a great neighbourhood.