



306 EASTDALE Boulevard, Hamilton, L8E 3P4

Commence Dt: 04/03/2018
 Status: **Active**
 MLS®#: H4023158
 Alt. MLS®#:
 Neighbrhd: Industrial / Eastdale / Poplar Park (511)
 Ownrshp Type: Residential
 Property Type: Freehold
 Sub Type: East
 Fronting On: East
 Taxes: \$3,379/2017
 Cross Street: BARTON
 Virtual Tour: <http://www.myvisuallistings.com/vtnb/258469>
 Virtual Tour Branded: <http://www.myvisuallistings.com/vt/258469>

Price: \$419,000
 DOM: 2
 Price Code: For Sale
 Rooms: 6
 Bedrooms: 4 (3+1)
 2 pc Baths: 1
 3 pc Baths: 1
 4 pc Baths: 1
 5+ pc Baths: 0
 Sq Ft: 1,594
 Age: 16-30 Years

Property Details

Exterior

Accessible: Type: Townhouse Foundation: Poured Concrete
 VisitAble: Style: 2 Storey Year Built: Amps:
 Soil Type: Location: Urban Sq Ft/Src: 1,594/Public Records
 Exterior Finish: Brick
 Driveway/Park Spcs: 3.0 Pool: None Acres: less than .50 Sewers: Sewer
 Parking Type: Waterfront: None Roof: Asphalt Shingle Zoning:
 Driveway/Parking: Asphalt Water Meter: Yr Roof Replc:
 Garage Spaces: 1.0 Water Type: Water Source: Municipal Recreational Use:
 Garage/Parking: Inside Entry Retirement Community:

Interior

Basement Size: Full Fireplace: Heat Source: Gas Elevator:
 Basement Finish: Fully FP Stove: Heat Type: Forced Air Laundry Access:
 Finished
 Basement Features: A/C Type: Central Air Pets Permit:
 Rental Items: Hot Water Heater UFFI: No
 Interior Features: Alarm System, Auto Garage Door Remote(s), Carpet Free, Central Vacuum, In-Law Suite
 Inclusions: Fridge x 2, Stove x 2, washer, dryer, hot tub, electric car charger, all window coverings, ELF, shed

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M			
Eat in Kitchen	M	8' x 16'	2.44 x 4.88	
Dining Room	M	11'10" x 19'3"	3.61 x 5.87	
Living Room	M	10'7" x 11'6"	3.23 x 3.51	
Laundry Room	M			
Master Bedroom	2	12'2" x 12'8"	3.71 x 3.86	
Bedroom	2	9'2" x 14'	2.79 x 4.27	
Bedroom	2	9'8" x 12'	2.95 x 3.66	
Ensuite	2			3-Piece
Bathroom	2			4-Piece
Bathroom	LL			2-Piece
Bedroom	LL	7'7" x 13'	2.31 x 3.96	
Recreation Room	LL	15' x 19'	4.57 x 5.79	

Listing Brokerage: [City Brokerage](#)

Directions: CROSS BARTON ST E

Public Remarks: Clean family home/in-law suite in quiet neighborhood. Lots of storage, large closets, fully fenced yard. Sq Ft source MPAC. Please allow 48 hr irr.

Prepared By: Jeff Bonner Client Full Report Date Printed: 04/05/2018