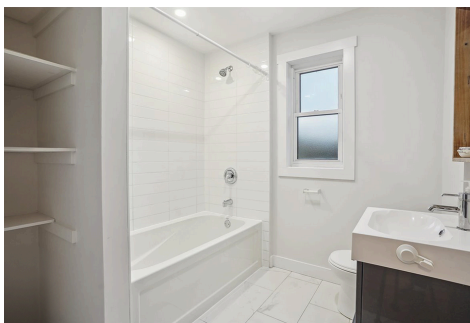


JUST LISTED!

16 SENATOR AVENUE, HAMILTON ON



3 Beds | 1+1 Baths | 1,461 SqFt

LISTED AT **\$579,000**

Welcome To 16 Senator Avenue!

Enjoy this move-in ready 3 bedroom all brick Century home with loads of character & endless opportunities! Located on a quiet street and within walking distance to schools, amenities, parks & transit. This home sits on a 25' x80 lot & offers 1461 sq ft above grade with the opportunity to convert the large attic into an additional living area. The main level features vintage flooring with wood oak trim throughout, a separate family room with a brick fireplace & spacious dining room overlooking the backyard. Additionally, all doors are solid wood and have antique style door handles for added Century Home feel & character. The kitchen offers direct access to the backyard porch for convenient access. The second level offers renovated 4-pc bathroom (2017), a spacious Primary Bedroom with a large bay window for natural light & two bedrooms. The whole house has been recently painted (2024) and the second level includes all of the trim & window sills for that extra clean feel. The attic is an excellent unfinished space that provides the opportunity to create a large primary bedroom, family room or office. The backyard is excellent for relaxing with the family and offers a bonus detached garage. There's plenty of potential for further upgrades, allowing you to tailor the space to your unique vision and lifestyle. Located in a convenient neighbourhood, you'll enjoy easy access to local markets, shops, and downtown attractions.

16 SENATOR Avenue, Hamilton, Ontario L8L 1Z4

Client Full
Active / Residential

16 SENATOR Av Hamilton

Listing ID: 40639324
 Price: **\$579,000**



Hamilton/20 - Hamilton Centre/200 - Gibson/Stipley

2.5 Storey/House

	Beds	Baths	Kitch
Basement		1	
Main			1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,461**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,461/Plans**
 DOM:
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,132.00/2024**

Remarks/Directions

Public Rmks: **Enjoy this move in ready 3 bedroom all brick Century home with loads of character & endless opportunities! Located on a quiet street and walking distance to schools, amenities, parks & transit. This home sits on a 25' x 80 lot & offers 1461 sq ft above grade with the opportunity to convert the large attic into additional living area. Main level features vintage flooring with wood oak trim throughout, separate family room with brick fireplace & spacious dining room overlooking the backyard. Additionally, all doors are solid wood and have antique style door handles for added Century Home feel & character. The kitchen offers direct access to the backyard porch for convenient access. Second level offers renovated 4-pc bathroom (2017), spacious Primary Bedroom with large bay window for natural light & two bedrooms. The whole house has been recently painted (2024) and second level includes all of the trim & window sills for that extra clean feel. The attic is an excellent unfinished space that provides the opportunity to create into a large primary bedroom, family room or office. The backyard is excellent for relaxing with the family and offers a bonus detached garage. There's plenty of potential for further upgrades, allowing you to tailor the space to your unique vision and lifestyle. Located in a convenient neighbourhood, you'll enjoy easy access to local markets, shops, and downtown attractions.**

Directions: **Cannon St E to Barnsdale Ave S or Lottridge St**
 Cross St: **Cannon St E & Barnsdale Ave S**

Exterior

Construct. Material:	Solid Brick	Foundation:	Block	Roof:	Asphalt Shingle
Shingles Replaced:				Prop Attached:	Detached
Year/Desc/Source:	1911/Town Records/Other			Apx Age:	100+ Years
Garage & Parking:	Detached Garage//Private Drive Single Wide//Mutual/Shared Driveway				
Parking Spaces:	1	Driveway Spaces:	0.0	Garage Spaces:	1.0
Water Source:	Municipal	Water Tmnt:		Sewer:	Sewer (Municipal)
Lot Size Area/Units:	/	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	25.00	Lot Depth (Ft):	80.00	Lot Shape:	
Location:	Urban	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Hospital, Library, Park, Public Transit, Schools				
Topography:				Fronting On:	South
Restrictions:				Exposure:	South
High School:	CATHEDRAL HIGH SCHOOL				
Elementary School:	PRINCE OF WALES				

Interior

Interior Feat:	Ceiling Fans, Water Heater		
Basement:	Full Basement	Basement Fin:	Unfinished
Laundry Feat:	In Basement		
Cooling:	Central Air		
Heating:	Forced Air, Gas		
Under Contract:	Hot Water Heater	Contract Cost/Mo:	
Inclusions:	Smoke Detector		
Add Inclusions:	Fridge, Stove, Washer, Dryer, All Electric Light Fixtures, All Window coverings, Furnace & AC, All Bathroom Mirrors Currently Attached to Property		

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	LT 38, PL 477 ; S/T & T/W HL67408 ; HAMILTON	Survey:	Unknown/
Zoning:	C	Hold Over Days:	
Assess Val/Year:	\$220,000/2024	PIN 2:	
PIN:	172130195	Occupant Type:	Vacant
ROLL:	251803026353020	Building Name:	
Builder Name:		Deposit:	30000
Possession/Date:	Immediate/		
Possession Rmks:	30 Days/TBA		

Brokerage Information

List Date: **10/31/2024**