



[90 DELENA Avenue N](#)
Hamilton, ON L8H 6B7

Single Family/Freehold/Sale

Price:

\$279,900



MLS®#: 30541898 Status: **Active**
 Region: Hamilton DOM:
 Municipality: 23 - Hamilton East
 Neighbourhood: 233 - McQuesten
 Bldg Type/Style: Detached/Bungalow
 Age/Yr Built: 51-99 Years/1941 Basement: Yes
 Legal Desc: LT 282, PL 574 ; HAMILTON
 Sq.Ft/Source: 870/LBO provided Tot Bdrms: 3 (2+1)
 Sq Ft Range: 501 to 1000 Bathrooms: 2.0
 Acres/Range: < 0.5 Lot Front: 42.75 Feet
 Taxes/Year: \$2,460/2016 Lot Depth: 93.00 Feet
 Irregularities: Lot Shape: Rectangular
 Heat: Gas/Forced Air
 Water: Municipal/ Sewer: Sewer (Municipal)
 Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE
 Directions: ROXBOROUGH

Next OH: **Public: Sun Oct 2, 2:00PM-4:00PM**

Property Details

Exterior:	Vinyl Siding	Heat Source:	Gas	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	Partial Basement/Fully Finished	Heat Type:	Forced Air	Air Cond Type:	Yes
Foundation:	Concrete Block	Sewers:	Sewer (Municipal)	Fireplaces:	1 Natural Gas
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	0.0/None		Total Parking Spaces: 6	Visitable:	
#/Driveway/Type:	6.0/Private Double Wide/Asphalt		Assigned Spaces:	Addl Month Fees:	
Parking:	Asphalt		Soil Type:	Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks

This home has been thoughtfully laid out to maximize the use of space with 3 bedrooms, 2 full baths and much more...one of the highlights of this home is the huge living area with high cathedral ceilings, a gas fireplace and mantel, featuring two large skylights. These skylights provide tons of natural light to create a bright welcoming room to entertain friends and family and leads out through sliding patio doors to the back deck and yard for those summer parties and BBQ's. With an almost Muskoka like feel the solid pine cabinets in the kitchen continue the warm cozy feel of this home. With a large island and plenty of counter space, complete with a tiled floor, this eat in kitchen provides everything you'll need to cook great meals and enjoy time around the table. That's not all...this home offers 2 main floor bedrooms, an updated main floor bathroom, a completely finished basement with a 3rd bedroom and well laid out 3 piece bathroom with a walk in shower to top it all off.

Property Features

Features/Amenities:

Area Features: Major Highway, Public Transit
 Other Structures: Shed
 Inclusions: Fridge, Stove, Dishwasher

Tax and Financial Information

Roll#:	251805041300640	Assessment:	\$180,000/2016	Survey:	No
Pin#:	172860312	Taxes:	\$2,460/2016	Private Entrance:	
Legal Desc:	LT 282, PL 574 ; HAMILTON				
Location:	Urban	Fronting On:		HST Applicable:	No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Eat in Kitchen	M	9' 6" X 16' 0"		Living Room	M	13' 5" X 17' 1"	Cathedral Ceilings
Bedroom	M	8' 7" X 17' 5"		Bedroom	M	6' 4" X 10' 9"	
Bathroom	M		4-Piece	Laundry Room	B	8' 7" X 14' 8"	
Den	B	8' 7" X 15' 1"		Bedroom	B	8' 11" X 9' 5"	
Bathroom	B		3-Piece				

Listing Information

Commence Date:	09/29/2016	Deposit:	2-5%	Buy Option:	CDOM:
Sign:	Yes	Lockbox:	Yes	Credit Check:	SPIS:
Income Potential:	No	Payment:	/	Furnished:	Private: