

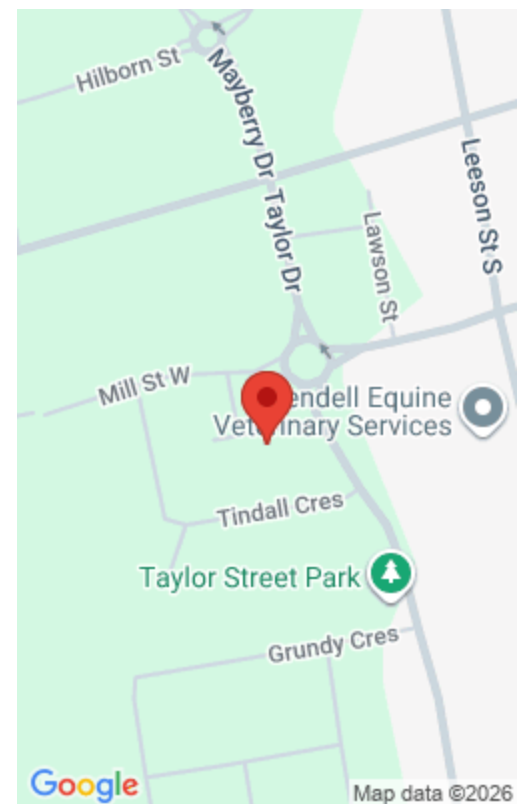
**\$709,900**

## **1 HAMILTON LN, GRAND VALLEY, ON L9W 7R9, CANADA**

<https://www.gtarealestates.com>

Modern, upgraded end-unit freehold townhome in Grand Valley offering 1,900+ sq ft of bright, functional living space. This open, airy layout features 3 spacious bedrooms, 3 baths, and a sun-filled main level with hardwood floors and oversized windows. The stylish kitchen boasts quartz counters, an extended peninsula with oversized farmer's sink, premium stainless steel appliances,...

- 3 beds
- 3 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft



# Rooms & Units Descr

**RoomType1:** Primary Bedroom  
**RoomLength1:** 3.73  
**RoomDimensions1:** 3.73 m X 4.01 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 3.31  
**RoomType3:** Bedroom 2  
**RoomLength3:** 4.06  
**RoomDimensions3:** 4.06 m X 3.11 m  
**RoomLevel4:** Second level  
**RoomWidth4:** 3.04  
**RoomType5:** Kitchen  
**RoomLength5:** 3  
**RoomDimensions5:** 3 m X 4.1 m  
**RoomLevel6:** Ground level  
**RoomWidth6:** 4  
**RoomType7:** Dining room  
**RoomLength7:** 2.74  
**RoomDimensions7:** 2.74 m X 4.1 m  
**RoomLevel8:** Ground level  
**RoomWidth8:** 1.87

**RoomLevel1:** Second level  
**RoomWidth1:** 4.01  
**RoomType2:** Loft  
**RoomLength2:** 4.66  
**RoomDimensions2:** 4.66 m X 3.31 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 3.11  
**RoomType4:** Bedroom 3  
**RoomLength4:** 3.66  
**RoomDimensions4:** 3.66 m X 3.04 m  
**RoomLevel5:** Ground level  
**RoomWidth5:** 4.1  
**RoomType6:** Great room  
**RoomLength6:** 5.79  
**RoomDimensions6:** 5.79 m X 4 m  
**RoomLevel7:** Ground level  
**RoomWidth7:** 4.1  
**RoomType8:** Pantry  
**RoomLength8:** 1.82  
**RoomDimensions8:** 1.82 m X 1.87 m

# Location Details

**City:** East Luther Grand Valley **Province:** Ontario

# Property Details

**SubdivisionName:** Rural East Luther Grand Valley **Levels:** 2  
**Stories:** 2 **FrontageLength:** 44 ft ,7 in



## Property Features

|                                                        |                              |
|--------------------------------------------------------|------------------------------|
| <b>Flooring:</b> Hardwood,Carpeted                     | <b>Heating:</b> Forced air   |
| <b>HeatingFuel:</b> Natural gas                        | <b>CoolingYN:</b> True       |
| <b>Cooling:</b> Central air conditioning,Air exchanger | <b>ParkingTotal:</b> 4       |
| <b>OpenParkingYN:</b> False                            | <b>GarageYN:</b> True        |
| <b>AttachedGarageYN:</b> False                         | <b>CarportYN:</b> False      |
| <b>PoolYN:</b> False                                   | <b>ViewYN:</b> False         |
| <b>WaterfrontYN:</b> False                             | <b>Sewer:</b> Sanitary sewer |

## Miscellaneous

**AssociationFeeFrequency:** Monthly

## Courtesy of

|                                                        |                          |
|--------------------------------------------------------|--------------------------|
| <b>OfficeName:</b> CENTURY 21 LEADING EDGE REALTY INC. | <b>Office ID:</b> 278003 |
| <b>ListAOR:</b> Toronto Regional Real Estate Board     |                          |

## Building Details

|                              |                            |
|------------------------------|----------------------------|
| <b>ParkingTotal:</b> 4       | <b>Heating:</b> Forced air |
| <b>Sewer:</b> Sanitary sewer |                            |

## Amenities & Features



**Waterfront available:** No **OpenParkingYN:** No

**AttachedGarageYN:** No **GarageYN:** Yes

**CarportYN:** No **PoolYN:** No

**CoolingYN:** Yes **Cooling:** Central air conditioning, Air exchanger

