

## 1 SANDRINGHAM AVE, HAMILTON, ON L9C 2H3, CANADA

<https://www.gtarealestates.com>

Exquisitely finished, Beautifully presented 4 bedroom, 4 bathroom all brick 2 storey home located in sought after Westcliffe neighborhood on premium 76' x 90' corner lot with full in-law basement suite. Stately curb appeal with all brick exterior, attached heated garage, new fenced yard, upper level walk balcony above the garage, & oversized back yard...

**\$899,900**

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



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# Rooms & Units Descr



**RoomType1:** Bedroom  
**RoomLength1:** 3.51  
**RoomDimensions1:** 3.51 m X 4.75 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 3.68  
**RoomType3:** Bedroom  
**RoomLength3:** 3.91  
**RoomDimensions3:** 3.91 m X 3.56 m  
**RoomLevel4:** Second level  
**RoomWidth4:** 1.5  
**RoomType5:** Laundry room  
**RoomLength5:** 0.91  
**RoomDimensions5:** 0.91 m X 0.91 m  
**RoomLevel6:** Second level  
**RoomWidth6:** 1.5  
**RoomType7:** Recreational, Games room  
**RoomLength7:** 3.66  
**RoomDimensions7:** 3.66 m X 5.77 m  
**RoomLevel8:** Basement  
**RoomWidth8:** 3.38  
**RoomType9:** Bathroom  
**RoomLength9:** 2.36  
**RoomDimensions9:** 2.36 m X 3.12 m  
**RoomLevel10:** Basement  
**RoomWidth10:** 4.95  
**RoomType11:** Laundry room  
**RoomLength11:** 0.91  
**RoomDimensions11:** 0.91 m X 0.91 m  
**RoomLevel12:** Basement  
**RoomWidth12:** 1.24  
**RoomType13:** Dining room  
**RoomLength13:** 3.58  
**RoomDimensions13:** 3.58 m X 6.71 m  
**RoomLevel14:** Main level  
**RoomWidth14:** 3.48  
**RoomType15:** Living room  
**RoomLength15:** 7.06  
**RoomDimensions15:** 7.06 m X 3.63 m  
**RoomLevel16:** Main level  
**RoomWidth16:** 1.3

**RoomLevel1:** Second level  
**RoomWidth1:** 4.75  
**RoomType2:** Bedroom  
**RoomLength2:** 2.79  
**RoomDimensions2:** 2.79 m X 3.68 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 3.56  
**RoomType4:** Bathroom  
**RoomLength4:** 2.08  
**RoomDimensions4:** 2.08 m X 1.5 m  
**RoomLevel5:** Second level  
**RoomWidth5:** 0.91  
**RoomType6:** Bathroom  
**RoomLength6:** 3.58  
**RoomDimensions6:** 3.58 m X 1.5 m  
**RoomLevel7:** Basement  
**RoomWidth7:** 5.77  
**RoomType8:** Kitchen  
**RoomLength8:** 3.17  
**RoomDimensions8:** 3.17 m X 3.38 m  
**RoomLevel9:** Basement  
**RoomWidth9:** 3.12  
**RoomType10:** Bedroom  
**RoomLength10:** 3.3  
**RoomDimensions10:** 3.3 m X 4.95 m  
**RoomLevel11:** Basement  
**RoomWidth11:** 0.91  
**RoomType12:** Cold room  
**RoomLength12:** 2.06  
**RoomDimensions12:** 2.06 m X 1.24 m  
**RoomLevel13:** Main level  
**RoomWidth13:** 6.71  
**RoomType14:** Kitchen  
**RoomLength14:** 4.95  
**RoomDimensions14:** 4.95 m X 3.48 m  
**RoomLevel15:** Main level  
**RoomWidth15:** 3.63  
**RoomType16:** Bathroom  
**RoomLength16:** 1.45  
**RoomDimensions16:** 1.45 m X 1.3 m



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## Location Details

**City:** Hamilton (Westcliffe)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Westcliffe

**Levels:** 2

**Stories:** 2

**FrontageLength:** 76 ft ,2 in

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## Property Features

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning

**ParkingTotal:** 5

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** True

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** RE/MAX ESCARPMENT REALTY INC.

**Office ID:** 284787

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 5

**Heating:** Forced air

**Sewer:** Sanitary sewer



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning

