

## 13 RICHMOND ST, HAMILTON, ON L8P 4J3, CANADA

<https://www.gtarealestates.com>

Welcome to this charming 3-bedroom, 2-bathroom home ideally located directly across from a park and beautiful community garden. Offering a perfect blend of character, thoughtful updates, and modern conveniences, this home is just a short walk to the vibrant shops, caf  s, and restaurants of Locke Street. The living and dining room showcase original crown mouldings,...

\$789,900

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



### Rooms & Units Descr



**RoomType1:** Office  
**RoomLength1:** 4.44  
**RoomDimensions1:** 4.44 m X 4.09 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 4.06  
**RoomType3:** Bedroom  
**RoomLength3:** 3.15  
**RoomDimensions3:** 3.15 m X 4.72 m  
**RoomLevel4:** Second level  
**RoomWidth4:** 2.18  
**RoomType5:** Utility room  
**RoomDimensions5:** Measurements not available  
**RoomLevel6:** Basement  
  
**RoomType7:** Foyer  
**RoomDimensions7:** Measurements not available  
**RoomLevel8:** Main level  
**RoomWidth8:** 2.97  
**RoomType9:** Dining room  
**RoomLength9:** 3.78  
**RoomDimensions9:** 3.78 m X 3.99 m  
**RoomLevel10:** Main level  
**RoomWidth10:** 4.93  
**RoomType11:** Mud room  
**RoomLength11:** 4.22  
**RoomDimensions11:** 4.22 m X 2.87 m  
**RoomLevel12:** Main level  
**RoomWidth12:** 4.5

**RoomLevel1:** Second level  
**RoomWidth1:** 4.09  
**RoomType2:** Bedroom  
**RoomLength2:** 3.73  
**RoomDimensions2:** 3.73 m X 4.06 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 4.72  
**RoomType4:** Bathroom  
**RoomLength4:** 2.26  
**RoomDimensions4:** 2.26 m X 2.18 m  
**RoomLevel5:** Basement  
**RoomType6:** Bathroom  
  
**RoomDimensions6:** Measurements not available  
**RoomLevel7:** Main level  
**RoomType8:** Living room  
  
**RoomLength8:** 2.67  
**RoomDimensions8:** 2.67 m X 2.97 m  
**RoomLevel9:** Main level  
**RoomWidth9:** 3.99  
**RoomType10:** Kitchen  
**RoomLength10:** 3.17  
**RoomDimensions10:** 3.17 m X 4.93 m  
**RoomLevel11:** Main level  
**RoomWidth11:** 2.87  
**RoomType12:** Primary Bedroom  
**RoomLength12:** 2.67  
**RoomDimensions12:** 2.67 m X 4.5 m

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## Location Details

**City:** Hamilton (Kirkendall) **Province:** Ontario



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## Property Details

**SubdivisionName:** Kirkendall  
**Stories:** 1.5

**Levels:** 1.5  
**FrontageLength:** 30 ft ,1 in

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## Property Features

|                              |                                          |
|------------------------------|------------------------------------------|
| <b>Heating:</b> Forced air   | <b>HeatingFuel:</b> Natural gas          |
| <b>CoolingYN:</b> True       | <b>Cooling:</b> Central air conditioning |
| <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 |                                          |

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## Courtesy of

|                                                    |                          |
|----------------------------------------------------|--------------------------|
| <b>OfficeName:</b> RE/MAX ESCARPMENT REALTY INC.   | <b>Office ID:</b> 266588 |
| <b>ListAOR:</b> Toronto Regional Real Estate Board |                          |

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## Building Details

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

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## Amenities & Features



**Waterfront available:** No  
**AttachedGarageYN:** No  
**CarportYN:** No  
**CoolingYN:** Yes

**OpenParkingYN:** No  
**GarageYN:** Yes  
**PoolYN:** No  
**Cooling:** Central air conditioning

