



**\$599,000**

## **175 BURRIS ST, HAMILTON, ON L8M 2J7, CANADA**

<https://www.gtarealestates.com>

Fantastic opportunity in the sought-after St. Clair area. This solid brick 2-family duplex is conveniently located close to all amenities in a friendly, walkable neighbourhood. 9' ceilings on the main floor, hardwood and banister stairwells make this a unique property. Over 1,400 square feet split across two self-contained units plus finished basement. 1): Main floor...

- 4 beds
- 3 baths
- Multi-family
- Multi-family
- 1100 - 1500 sq ft



---

## Rooms & Units Descr

**RoomType1:** Primary Bedroom

**RoomLength1:** 4.52

**RoomDimensions1:** 4.52 m X 3.63 m

**RoomLevel2:** Second level

**RoomWidth2:** 2.72

**RoomType3:** Bathroom

**RoomLength3:** 1.68

**RoomDimensions3:** 1.68 m X 2.29 m

**RoomLevel4:** Second level

**RoomWidth4:** 6.07

**RoomType5:** Bedroom 2

**RoomLength5:** 4.88

**RoomDimensions5:** 4.88 m X 10.97 m

**RoomLevel6:** Third level

**RoomWidth6:** 2.87

**RoomType7:** Family room

**RoomLength7:** 3.84

**RoomDimensions7:** 3.84 m X 4.01 m

**RoomLevel8:** Basement

**RoomWidth8:** 2.24

**RoomType9:** Bedroom 4

**RoomLength9:** 2.87

**RoomDimensions9:** 2.87 m X 3.61 m

**RoomLevel10:** Main level

**RoomWidth10:** 4.04

**RoomType11:** Dining room

**RoomLength11:** 2.97

**RoomDimensions11:** 2.97 m X 3.63 m

**RoomLevel12:** Main level

**RoomWidth12:** 6.32

**RoomLevel1:** Second level

**RoomWidth1:** 3.63

**RoomType2:** Bedroom 3

**RoomLength2:** 2.79

**RoomDimensions2:** 2.79 m X 2.72 m

**RoomLevel3:** Second level

**RoomWidth3:** 2.29

**RoomType4:** Kitchen

**RoomLength4:** 2.77

**RoomDimensions4:** 2.77 m X 6.07 m

**RoomLevel5:** Third level

**RoomWidth5:** 10.97

**RoomType6:** Bathroom

**RoomLength6:** 2.39

**RoomDimensions6:** 2.39 m X 2.87 m

**RoomLevel7:** Basement

**RoomWidth7:** 4.01

**RoomType8:** Bathroom

**RoomLength8:** 4.22

**RoomDimensions8:** 4.22 m X 2.24 m

**RoomLevel9:** Basement

**RoomWidth9:** 3.61

**RoomType10:** Living room

**RoomLength10:** 3.81

**RoomDimensions10:** 3.81 m X 4.04 m

**RoomLevel11:** Main level

**RoomWidth11:** 3.63

**RoomType12:** Kitchen

**RoomLength12:** 4.65

**RoomDimensions12:** 4.65 m X 6.32 m



---

## Location Details

**City:** Hamilton (St. Clair)

**Province:** Ontario

---

## Property Details

**SubdivisionName:** St. Clair

**Levels:** 2.5

**Stories:** 2.5

**FrontageLength:** 21 ft ,1 in

---

## Property Features

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** None

**OpenParkingYN:** False

**GarageYN:** False

**AttachedGarageYN:** False

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

---

## Courtesy of

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

**Office ID:** 266588

**ListAOR:** Toronto Regional Real Estate Board

---

## Building Details

**Heating:** Forced air

**Sewer:** Sanitary sewer

---

## Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** None

