

$749,900

- 5 beds
- 2 baths
- Single Family
- Single Family
- 700 - 1100 sq ft

40 CLARENDON AVENUE, HAMILTON (BALFOUR), ONTARIO, CANADA, L9A3A1

https://www.gtarealestates.com

Legal duplex on the Hamilton Mountain, converted under permit with all permits closed. 40 Clarendon Avenue is a detached, solid-brick bungalow in Balfour, just off Upper James and Fennell, configured as two self-contained units with separate entrances, separate kitchens, in-suite laundry and separate hydro meters. The main-floor unit has three bedrooms, a four-piece bathroom, a...

Rooms & Units Descr

RoomType1: Living room
RoomLength1: 4.55
RoomDimensions1: 4.55 m X 3.84 m
RoomLevel2: Basement
RoomWidth2: 3.35
RoomType3: Kitchen
RoomLength3: 2.77
RoomDimensions3: 2.77 m X 3.35 m
RoomLevel4: Basement
RoomWidth4: 3.23
RoomType5: Bedroom
RoomLength5: 3.2
RoomDimensions5: 3.2 m X 2.84 m
RoomLevel6: Main level
RoomWidth6: 3.35
RoomType7: Kitchen
RoomLength7: 4.75
RoomDimensions7: 4.75 m X 3.45 m
RoomLevel8: Main level
RoomWidth8: 2.72
RoomType9: Bedroom
RoomLength9: 3.3
RoomDimensions9: 3.3 m X 3.51 m
RoomLevel10: Main level
RoomWidth10: 3.51
RoomLevel1: Basement
RoomWidth1: 3.84
RoomType2: Dining room
RoomLength2: 2.03
RoomDimensions2: 2.03 m X 3.35 m
RoomLevel3: Basement
RoomWidth3: 3.35
RoomType4: Bedroom
RoomLength4: 4.09
RoomDimensions4: 4.09 m X 3.23 m
RoomLevel5: Basement
RoomWidth5: 2.84
RoomType6: Living room
RoomLength6: 5.46
RoomDimensions6: 5.46 m X 3.35 m
RoomLevel7: Main level
RoomWidth7: 3.45
RoomType8: Primary Bedroom
RoomLength8: 3.81
RoomDimensions8: 3.81 m X 2.72 m
RoomLevel9: Main level
RoomWidth9: 3.51
RoomType10: Bedroom
RoomLength10: 3
RoomDimensions10: 3 m X 3.51 m

Location Details

City: Hamilton (Balfour)
Province: Ontario

Property Details

SubdivisionName: Balfour

Levels: 1

FrontageLength: 41 ft

ArchitecturalStyle: Bungalow

Stories: 1

Property Features

Heating: Forced air

CoolingYN: True

ParkingTotal: 4

GarageYN: False

CarportYN: False

ViewYN: False

Sewer: Sanitary sewer

HeatingFuel: Natural gas

Cooling: Central air conditioning

OpenParkingYN: False

AttachedGarageYN: False

PoolYN: False

WaterfrontYN: False

Courtesy of

OfficeName: ROCK STAR REAL ESTATE INC.

Office ID: 194325

ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 4

Heating: Forced air

ArchitecturalStyle: Bungalow

Sewer: Sanitary sewer

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

CarportYN: No

CoolingYN: Yes

OpenParkingYN: No

GarageYN: No

PoolYN: No

Cooling: Central air conditioning