

REALTOR® Full

H4019387
ACTIVE

27 BARBARA Court, Hamilton, L8W 2M1

\$569,444
Sale

Listing Information



PIN:	169390179	DOM:	93
Type:	Detached	ARN:	251807069102653
Style:	2 Storey	Prop Type:	Residential
Region:	Hamilton	Sub Type:	Freehold
Municipality:	Hamilton Mountain (18)	Rooms:	7
Neighbrhd:	Randall / Eleanor (187)	Bedrooms:	5(4 + 1)
Cross Street:	Princip Street	Bathrooms:	3(2 + 1)
Location:	Urban	2 pc:	1
Age / Year:	16-30 Years /	3 pc:	1
Zoning:		4 pc:	1
Survey:	None	5+ pc:	0
Fronting On:		Sq Ft/Src:	1,700 / Other (see Remarks)
Lot Front/Depth:	45.39 Feet / 100.00 Feet	Lot Shp:	Rectangular
Acres/Range:	less than .50	Lot Irreg:	

Legal Desc: **PCL 10-1, SEC 62M384 ; LT 10, PL 62M384 ; S/T LT150940 ; HAMILTON**

Rooms

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	15'2" x 11'4"	4.62 x 3.45	
Dining Room	M	12'2" x 11'	3.71 x 3.35	
Living Room	M	16'4" x 11'	4.98 x 3.35	
Foyer	M	10' x 5'6"	3.05 x 1.68	
Bedroom	2	8'6" x 9'3"	2.59 x 2.82	
Bedroom	2	11' x 8'8"	3.35 x 2.64	
Bedroom	2	12' x 8'10"	3.66 x 2.69	
Bedroom	B	11'9" x 10'10"	3.58 x 3.3	
Den	B	11'9" x 10'10"	3.58 x 3.3	
Recreation Room	B	29'7" x 10'10"	9.02 x 3.3	
Other (see Remarks)	B			
Bathroom	M			3-Piece
Bathroom	B			2-Piece
Bathroom	2			4-Piece
Master Bedroom	2	13' x 11'	3.96 x 3.35	

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas/Forced Air	Soil Type:	
Exterior Finish:	Brick, Other (see Remarks)	Fireplace:	Wood	Waterfront:	
Roof / Yr updat:	Other (see Remarks) / (Full)	Water Src/Supply:	Municipal/	Pool:	None
Basement:		Water Meter:		Private Entrance:	
Basement Finish:	Fully Finished	Sewer:	Sewer	Visitable:	
Parking (spaces):	Front Yard(4.0)	UFFI:		Elevator/Escalator:	
Garage (spaces):	Attached(1)	Energy Cert Lvl:		Retirement Com:	
Other Structures:		Amps/Volts:	/	Recreational Use:	

REALTOR® Remarks

LOCATION, LOCATION. FANTASTIC COURT LOCATION IN HAMILTON CENTRAL MOUNTAIN. LOOKS ARE DECEIVING. ENTER THIS LARGE 4+1 BEDROOM HOME, FULLY FINISHED BASEMENT. LARGE IRREG. LOT. 3 BATHS. GET INSIDE.

Financial

Ownership Type:		Taxes/Year:	4,425.29/2017	Trust Acct:	Non
HST Applicable:	No	Assessment:	401,000/2016	Income Potentl:	No
Condo Corp#:		Financing:	Clear	Payment Methd:	
Condo Fee:		Included in cost:		Payment Freq:	
Comm Elem Fee:	No	Addl Mthly Fees:		Employ Letter:	

Additional Listing Information

Area Features:		Pets Permitted:	
Features/Amenities:			
Schools:			
Rented Equipment:	Hot Water Heater		

REALTOR® Information

Appointments:	LBO	Commission:2%	Deposit Reqd:		Selling Price:	
Commence Date:	02/06/2018	Contact Aft Exp:No	Deposit Amt:	10000	Last List Price:	\$574,444
Expiry Date:	09/30/2018	Holdover Days:90	Sign:	Yes	Selling Date:	
Possession:	30 - 59 Days	Special Agmt:No	Lockbox:	Yes	Closing Date:	
Occupant:	Owner		SPIS:	No	Possession Date:	
Sellers:	MARCIA COSTA LEIGO & MICHAEL MARQUES LEIGO		Phone:	(905) 574-6400		
List Brokerage 1:	HomeLife Professionals Realty Inc.		Phone:	(905) 574-6400	Cell:	
List REALTOR® 1:	Joseph Rosati / josephrosatisold@gmail.com		Cond. Date:			
Conditions of Sale:						