

**REALTOR® Full****H4022913**  
**ACTIVE****57 BELLINGHAM Drive, Hamilton, L8V 3R3****\$499,444**  
**Sale****Listing Information**

PIN:	<b>169810086</b>	DOM:	<b>43</b>
Type:	<b>Detached</b>	ARN:	<b>251807064207860</b>
Style:	<b>Bungalow</b>	Prop Type:	<b>Residential</b>
Region:	<b>Hamilton</b>	Sub Type:	<b>Freehold</b>
Municipality:	<b>Hamilton Mountain (18)</b>	Rooms:	<b>5</b>
Neighbrhd:	<b>Lawfield (183)</b>	Bedrooms:	<b>3(3 + 0)</b>
Cross Street:	<b>Upper Sherman</b>	Bathrooms:	<b>1(1 + 0)</b>
Location:	<b>Urban</b>	2 pc:	<b>0</b>
Age / Year:	<b>51-99 Years /</b>	3 pc:	<b>0</b>
Zoning:		4 pc:	<b>1</b>
Survey:	<b>None</b>	5+ pc:	<b>0</b>
Fronting On:	<b>East</b>	Sq Ft/Src:	<b>1,340 / Other (see Remarks)</b>
Lot Front/Depth:	<b>50.00 Feet / 100.00 Feet</b>	Lot Shp:	<b>Rectangular</b>
Acres/Range:	<b>less than .50</b>	Lot Irreg:	

Legal Desc: **LT 87, PL 1350 ; S/T AB44001 HAMILTON****Rooms**

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Eat in Kitchen	M	20' x 9'2"	6.1 x 2.79	
Living Room	M	18' x 12'	5.49 x 3.66	
Bathroom	M			4-Piece
Bedroom	M	12' x 10'	3.66 x 3.05	
Bedroom	M	12' x 9'	3.66 x 2.74	
Bedroom	M	10'4" x 9'10"	3.15 x 3	
Recreation Room	B			

**Property Details**

Foundation:	<b>Concrete Block</b>	Heat Src/Type:	<b>Gas/Forced Air</b>	Soil Type:	
Exterior Finish:	<b>Brick</b>	Fireplace:		Waterfront:	
Roof / Yr updat:	<b>Asphalt Shingle /</b>	Water Src/Supply:	<b>Municipal/</b>	Pool:	<b>Above Ground</b>
Basement:	<b>(Full)</b>	Water Meter:		Private Entrance:	
Basement Finish:	<b>Fully Finished</b>	Sewer:	<b>Sewer</b>	Visitable:	
Parking (spaces):	<b>Front Yard(6.0)</b>	UFFI:		Elevator/Escalator:	
Garage (spaces):	<b>Carport(0)</b>	Energy Cert Lvl:		Retirement Com:	
Other Structures:		Amps/Volts:	<b>/</b>	Recreational Use:	

**REALTOR® Remarks**

FANTASTIC MOUNTAIN LOCATION. SOLID BRICK ONE FLOOR HOME. WELL MAINTAINED LARGE LOT. TWO FAMILY HOME W/FULLY FINISHED BASEMENT AND SECOND KITCHEN. SEPARATE ENTRANCES. WITH AN ATTACHED DOUBLE CARPORT. SHOWS WELL.

**Financial**

Ownership Type:		Taxes/Year:	<b>3,621.59/2017</b>	Trust Acct:	<b>Non</b>
HST Applicable:	<b>No</b>	Assessment:	<b>330,000/2016</b>	Income Potentl:	<b>Yes</b>
Condo Corp#:		Financing:	<b>Seller To Discharge</b>	Payment Methd:	
Condo Fee:		Included in cost:		Payment Freq:	
Comm Elem Fee:	<b>No</b>	Add Mthly Fees:		Employ Letter:	

**Additional Listing Information**

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

**REALTOR® Information**

Appointments:	<b>LBO</b>	Commission:2%		Deposit Reqd:		Selling Price:	
Commence Date:	<b>03/28/2018</b>	Contact Aft Exp:No		Deposit Amt:	<b>5000</b>	Last List Price:	
Expiry Date:	<b>11/30/2018</b>	Holdover Days:90		Sign:		Selling Date:	
Possession:	<b>Other (see Remarks)</b>	Special Agmt:No		Lockbox:	<b>Yes</b>	Closing Date:	
Occupant:	<b>Owner</b>			SPIS:	<b>No</b>	Possession Date:	
Sellers:	<b>LUCIA LOPRESTI &amp; CALOGERA LOPRESTI</b>			Phone:	<b>(905) 574-6400</b>		
List Brokerage 1 :	<b>Homelife Professionals Realty Inc.</b>			Phone:	<b>(905) 574-6400</b>	Cell:	
List REALTOR® 1:	<b>Joseph Rosati / josephrosatisold@gmail.com</b>			Cond. Date:			
Conditions of Sale:							