

REALTOR® Full



MLS® #: H4026880

35 HOLKHAM Avenue, Hamilton, L9K 1N8

Active



PIN#:	175651826	Price:	\$989,444
ARN#:	251814028034792	Price Code:	For Sale
Alt. MLS®#:		DOM:	46
Type:	Detached	Prop Type:	Residential
Style:	2 Storey	Sub Type:	Freehold
Region:	Hamilton	Rooms:	7
Municipality:	Ancaster (42)	Bedrooms:	5 (4 + 1)
Neighbrhd:	Meadowlands (423)	Bathrooms:	3 (2 + 1)
Age:	6-15 Years	2 pc Baths:	1
		3 pc Baths:	0
		4 pc Baths:	1
		5+ pc Baths:	1
Sq Ft / Src:	2,700 LBO provided		
Fronting On:			
Lot Frontage:	45.24 Feet	Lot Shape:	Rectangular
Lot Depth:	111.84 Feet	Lot Irregs:	
Cross Street:	BARNACLE CRES		
Virtual Tour Branded:	https://www.youtube.com/watch?v=o4ETgLhtGug		
List Brokerage:	Homelife Professionals Realty Inc. (905) 574-6400		
List REALTOR®:	Joseph Rosati		

Property Details

Exterior		Exterior	
Exterior Finish:	Aluminum Siding, Brick, Stone	Location:	Urban
Pool:	Inground	Year Built:	
VisitAble:		Waterfront:	
Accessible:		Water Meter:	
Driveway/Park Spcs:	4.0	Water Src:	Municipal
Parking Type:		Water Type:	
Driveway/Parking:	Concrete/Private Double Wide	Soil Type:	
Garage Spaces:	2.0		
Garage/Parking:	Attached		
Interior		Interior	
Basement Size:	Full	Heat Source:	Gas
Basement Finish:	Fully Finished	Heat Type:	Forced Air
Basement Features:		A/C Type:	Central Air
UFFI:		Fireplace:	Natural Gas
		FP Stove:	
Rental Items:	None		
Interior Features:	Alarm System, Auto Garage Door Remote(s), Central Vacuum Roughed-in		

Financial Information

Add'l Monthly Fees:
 Deposit: 20000
 HST Applicable: No
 Income Potential: No
 Taxes/Year: 6,572.51/2017
 Assessment: \$622,000/2016

Income Potential: No

Refs Required:
 Employ Letter:
 Private Entrance:

Other Structs:
 Water Src: Municipal
 Water Supply:
 Pay Method:
 Payment Freq:

REALTOR® Information

Alt Ownership Type:		PIN#:	175651826
Appointments:	CALL LBO	Roll#:	251814028034792
Brokerage Trust Act:	NIB		
Commence Date:	05/11/2018	Perm to contact after expired:	No
Commission to Co-op Brokerage:	2%	Seller List Broker Special Agreement YN:	No

Energy Certification:
 Expiry Date: 11/30/2018
 Seller/ Lessor/
 Landlord(s): BAVIERA, GINA; BAVIERA, FRANK
 Holdover Days: 90
 Lock Box: Yes
 Occupancy: Owner
 Possession: 30 - 59 Days


Sign: Yes
 SPIS: No
 SPIS Water, Waste, Access, Shoreline: No

Possess Date: Survey: Unknown

Legal Description: LOT 120, PLAN 62M-926, HAMILTON.

List Brokerage 1: [Homelife Professionals Realty Inc.](#), Brokerage

L/BR Phone: (905) 574-6400

List Representative 1: [Joseph Rosati](#) 

L/REP Phone: (905) 574-6400

Email: josephrosatisold@gmail.com

REP Cell:

L/REP Fax: (905) 574-7301

Brokerage Web:

Rmks for Brokerages: ABSOLUTELY GORGEOUS HOME, FULLY RENOVATED, NEW KITCHEN, NEW FLOORS, NEW BATHROOMS, AND FULLY FINISHED BASEMENT WITH THEATRE. FANTASTIC BACKYARD WITH LARGE DECK, IN-GROUND SALT WATER POOL WITH OUTDOOR POOL BATH. NEW FURNACE, NEW A/C AND NEW ROOF. NEW INSULATED GARAGE DOOR, HUNTER DOUGLAS BLINDS THROUGHOUT. MUST GET INSIDE. SHOWS 10++.

Prepared By: Lorrie Leppert

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