

REALTORS(R) Association of Hamilton-Burlington **Active** **MLS# H3098870**
Niagara Association of REALTORS(R)



286 South Bend Road E
Hamilton L9A 2C5
Prop Type: Residential
Type/Style: Detached - 1 Storey
Sale/Lease: For Sale Only
District: Hamilton Mountain
Sub-Area/Nbhd: 17 / Balfour (175)
Near:
Legal: PLAN 938 LOT 36
Roll#:
Registry Pin#:
Side of Road: South

List Price: \$ 298,973
Lease Rate:
Selling Price:
Previous Price:

SqFt:
of Rooms:
of Bedrooms: 3 + 1
Baths 2-piece: 0
Baths 3-piece: 1
Baths 4-piece: 1
Baths 5-piece: 0
DOM:
Zoning:
Roughed-in Bths:
#FBths/#HBths: 2/ 0

Rooms and Their Sizes

Living Room	[1]	15 x 12	4 Pc Bthrm	[1]
Bedroom	[1]	10.1 x 9	3 Pc Bthrm	[B1]
Bedroom	[1]	10.3 x 9.6	Bedroom	[B1]
Master Bedroom	[1]	11.5 x 10	Recreation Rm	[B1]
Eat In Kitchen	[1]	18.5 x 9.5	Kitchen	[B1]

Property Details

Property Size: .5 or Less	Lot Size: 50 FT X 100 FT [Imperial]	Elem'y Sch: LINDEN PARK
Frontage:	Basement: Full	Second'y Sch: HILL PARK
Taxes: \$ 2,907 / 2012	Basement Dev: Fully Finished	Status Certif:
Occupant: OWNER/VACANT	Type of Ownshp: Freehold	Water Supply: Municipal
Rental Income: Yes	Heating: Forced Air	Water Meter: Yes
Mortgage: Purchaser to Arrange	Fuel:	Sewer Type: Sewer Connected
UFFI: No	Foundation:	Amperage:
Gar/Prkg: No - Double Drive, Side Drive		Survey:
Rental Eqmt: Water Heater		Waterfront:
Ext Fin/Const: Brick		Pool: N
Topography:		Central Air: Yes
Features: Eat-in Kitchen, Hardwood Floor		Age: 51+
		Fireplaces:

Restrictions:

Condo Fee Incl:

Property Management:

Mobile Home Information:

Virtual Tour:

Directions: MOHAWK & UPPER WENTWORTH

Inclusions:

Exclusions: fridge & stove

REALTOR(R) Remarks

Beautiful house, completed renovated. This nice home offers 3 + 1 Bedrm, 2 bath, hardwood floors, finish basement with a 2nd kitchen, high efficiency furnace and A/C, double driveway, fantastic location, minutes to Limeridge Mall and the Linc. Ready to move, just waiting for your final touches.RSA. Seller is a Registran Sales P

Primary/Sec:	Sign: Yes	Handicpd:	Taxes Applic:	Possession: Immediate
Deposit Req: 5000	Key:	Lockbx: Yes	SPIS: Waived	Brkr Perm Adv:
Sellers: Angela Rodriguez			Consent aft EX: N	Appt: LBO
Brokerage 1: Right At Home Realty Inc. Ph: 905-637-1700 F:905-637-1070				
Slsprsn/Brkr1: Angela Rodriguez - Ph:905-637-1700 angelarightathome@yahoo.ca				Comm Date: 11/09/12
Slsprsn/Brkr2:				Expiry Date: 12/01/12
Brokerage 2:				
SB Comm: 2.5		Member Open House:		Spcl Provisn: None
Sell Brokerage:				CSale Date:
Sell Slsprsn/Brkr1:				Selling Date:
Sell Slsprsn/Brkr2:				Closing Date:
Sell Commnts:				Selling Price:
				Sell Lse Rte:

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 REALTOR(R)
 full report

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