

**JAMES NEIL**  
sales representative

**RE/MAX**  
Aboutowne Realty Corp., Brokerage



170 West 18th Street, Hamilton



## **Three Bedroom Bungalow on West Mountain**

This three bedroom bungalow offers just under 1,000 square feet plus an unfinished basement with bathroom rough-ins.

Pride of ownership is evident in the thoughtful updates and improvements and well maintained home and yard.

This home showcases an amazing backyard oasis with sitting areas, large garden and an impressive treehouse!

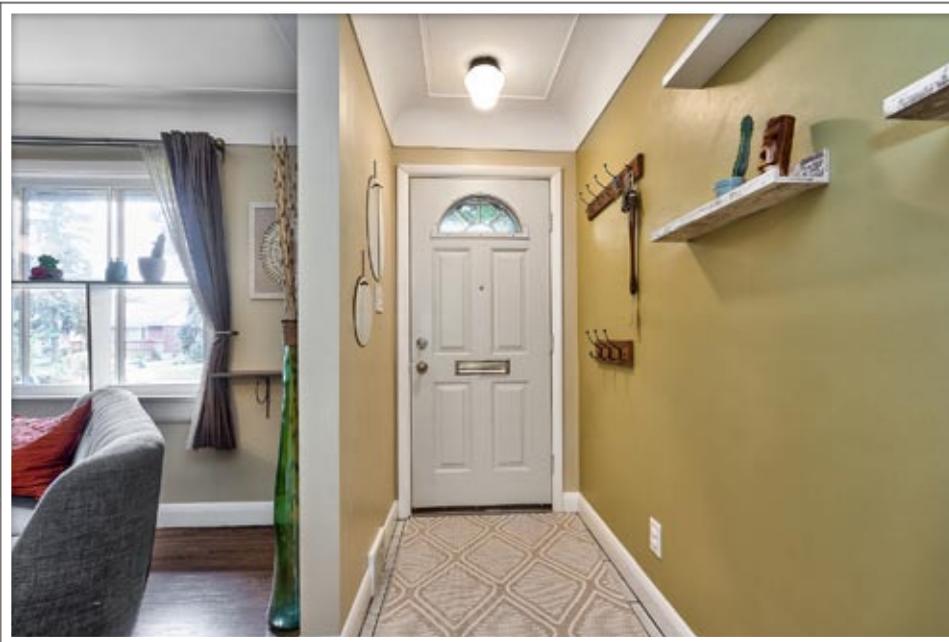
Located in the West Mountain neighbourhood of Buchanan with community parks, schools and convenient access to shopping, restaurants and the Lincoln M Alexander Parkway.

## Features and Highlights

- three bedrooms
- full bathroom
- 986 square feet plus unfinished lower level
- basement rough-in for future bathroom
- well maintained
- refinished hardwood flooring
- wood fireplace
- large, private backyard with multiple sitting areas and garden
- amazing treehouse
- low-maintenance landscaping with perennial gardens
- lots of parking
- great neighbourhood

## Front Entrance

- welcoming first impressions
- low maintenance landscaping



## Foyer

- tile flooring
- wall hooks and shelving (included)

## Living Room (19'6" by 18'7")

- hardwood flooring
- wood fireplace

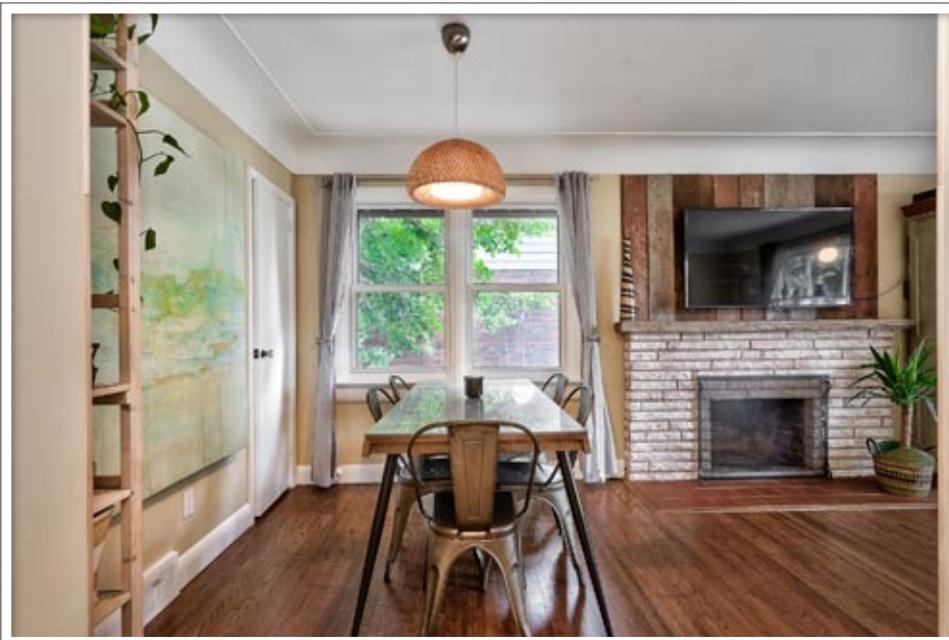


## Living Room

- large window
- lots of natural light
- crown moulding

## Dining Room

- hardwood flooring
- chandelier
- open to living room



## Dining Room

- closet
- large window
- crown moulding

## Kitchen (11'4" by 13'1")

- tile flooring
- under-cabinet lighting
- granite counters



## Kitchen

- double sink
- tile backsplash
- overlooks yard

## Breakfast Bar

- opens to living room



## Primary Bedroom (11'2" by 10'4")

- broadloom flooring
- hardwood under broadloom
- two windows

## Second Bedroom (11'2" by 8'7")

- broadloom flooring
- hardwood under broadloom
- oversized window



## Third Bedroom (9'1" by 10'11")

- broadloom flooring
- hardwood under broadloom
- overlooks backyard

## Backyard

- private, beautifully landscaped



## Backyard

- plenty of space to play and relax

## Backyard

- multiple seating areas



## Garden

- protected garden area perfect for growing veggies

## Backyard

- nice shaded areas



## Treehouse

- impressive treehouse with slide, windows, door, skylight

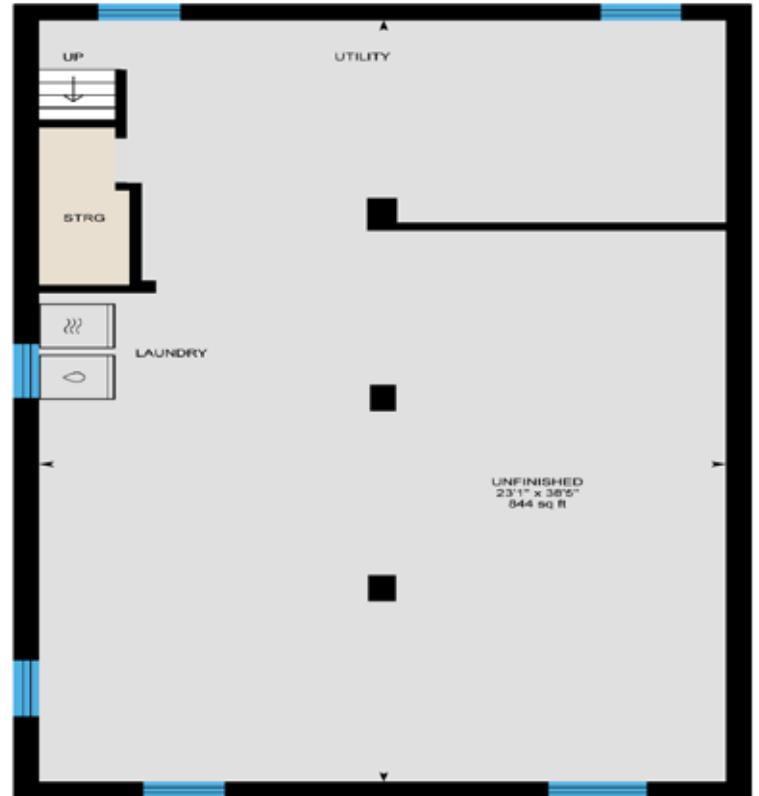
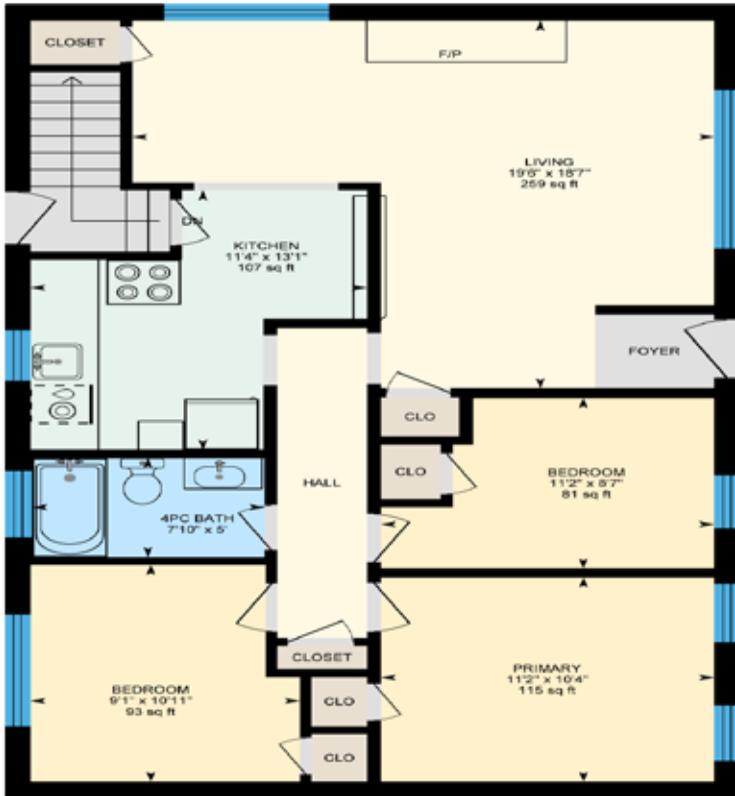
## Backyard

- more places to sit and hang a hammock



## Backyard

- nice to have so much outdoor living space



**986 square feet (plus unfinished lower level)**

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Existing Light Fixtures, Existing Window Treatments

**Legal Description:** PT LTS 51 & 52, PL 804 , AS IN NS249589 ; HAMILTON

**Square Footage:** 986 square feet (plus lower level)

**Property Size:** 62.5 feet by 120 feet

**Property Taxes:** \$4,321 for 2022



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418-2 North Service Road E

Oakville, ON L6H 5R2

905.842.7000 (office)

905.399.7253 (direct)

james@jamesneil.com

[www.jamesneil.com](http://www.jamesneil.com)

