

	79 Southshore Cres Hamilton Ontario L8E0J3 Hamilton Confederation Park Hamilton Taxes: \$3,847.00 / 2018 Pt Blk 1, Plan 62M1211, Parts 15 & 95.62R2053	List: \$567,900 For: Sale 1 SPIS: N Last Status: Pc
	Att/Row/Twnhouse Fronting On: E 2-Storey Acre: < .50 Lot: 20.57 x 82.48 Feet Irreg: Dir/Cross St: North Service Rd To Green Rd	Rms: 6 Bedrooms: 3 Washrooms: 4 1x2xGround, 1x4x2nd, 1x3x2nd, 1x2xBsmt

MLS#: X4342019 Possession: Flexible PIN#:

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 0-5 Apx Sqft: 1100-1500 Assessment: POTL: Y POTL Mo Fee: \$75.48 Elevator/Lift: Laundry Lev: Upper Phys Hdp-Eqp:	Exterior: Brick / Stone Drive: Private Gar/Gar Spcs: Attached / 1.0 Drive Prk Spcs: 1 Tot Prk Spcs: 2.0 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Campground, Fenced Yard, Grnbelt/Conserv, Lake Access, Wooded/Treed	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Ground	3.05	x 2.44	Granite Counter Centre Island Stainless Steel Appl
2	Great Rm	Ground	6.07	x 3.05	Hardwood Floor W/O To Deck Pot Lights
3	Dining	Ground	2.74	x 2.44	Hardwood Floor Pantry
4	Powder Rm	Ground			2 Pc Bath Ceramic Floor
5	Master	2nd	4.57	x 3.96	Hardwood Floor His/Hers Closets California Shutters
6	Br	2nd	3.20	x 2.87	Hardwood Floor California Shutters
7	Br	2nd	3.56	x 3.10	Hardwood Floor California Shutters
8	Bathroom	2nd			3 Pc Ensuite Granite Counter Ceramic Floor
9	Bathroom	2nd			4 Pc Bath Granite Counter Ceramic Floor
10	Laundry	2nd			Ceramic Floor
11	Rec	Bsmt	5.79	x 3.28	Laminate Pot Lights
12	Bathroom	Bsmt			2 Pc Bath Ceramic Floor

Client Remks: Beautiful End Unit In Stoney Creek. Lakeside Living Steps To Lake Ontario W/Beach Access. Backs Onto Green Space Beside The Waterfront Trail. Close To New Go & Qew Access. 9 Ft Cls On Main Fir. Hrdwd Flrs, Calif Shutters, Granite Counters, 2 Applss, Pp Laund W/New Front-End Load W/D. Prof Fin Sound Proof Bsmt. Dbl -Size Patio W/3-Person Hot Tub. The Community Offers A Network Of Family-Oriented Hiking Trails, Parks & Pet Friendly Zones. Road Fee \$75.48

Extras: Hdwd Flrs, Porcelain Tiles, Cali Shutters, Granite Counters, Pot Lights, Colonial Doors, Upgraded Hrwd Trim Package. Solid Wood Staircase W/Upgraded Handrail **Interboard Listing: Hamilton - Burlington R. E. Associaton**

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