

DATA FOR:



HAMILTON, ONTARIO

30 SHAMROCK COURT

H4139237
ACTIVE

30 Shamrock Court, Hamilton

\$899,900
Sale



Listing Information

Type: **Detached**
Style: **4 Level Sidesplit**
Region: **Hamilton**
Municipality: **Hamilton Mountain (18)**
Neighbrhd: **Lawfield (183)**

Age: **31-50 Years**
Ownrshp Type: **Freehold**
Taxes/Year: **4,761.74 / 2022**

DOM: **1**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **8**
Bedrooms: **4 (4 + 0)**
Bathrooms: **2 (2 + 0)**

2 pc Baths: **0**
3 pc Baths: **1**
4 pc Baths: **1**
5+ pc Baths: **0**

Fronting On:
Lot Frontage: **37.90 Feet**

Sq Ft / Src: **1,825 / 3rd Party Measuring Service**

Lot Depth: **141.91 Feet**
Cross Street: **Upper Gage & Edwina**

Lot Shape: **Pie**
Lot Irregs: **9.48 x 9.48 x 9.48 x 9.48 x 113.94 x 15.03**



Rooms

Room Name	Level	L/W/H Imperial	Room Features
Foyer	M	12'2" x 8'8"	Leaded Glass Window
Living Room	M	19'8" x 10'8"	Bay Window
Dining Room	M	11' x 9'2"	Crown Moulding
Kitchen	M	10'6" x 10'	
Great Room	M	18'11" x 18'	Fireplace
Bedroom	M	9'3" x 7'	Separate Room
Bathroom	M		3-Piece
Primary Bedroom	2	13'2" x 12'6"	Hardwood Floor
Bedroom	2	13'2" x 8'7"	Hardwood Floor
Bedroom	2	9'4" x 8'11"	Hardwood Floor
Bathroom	2		4-Piece
Recreation Room	LL	19'1" x 12'9"	Broadloom
Family Room	LL	18'10" x 17'11"	Broadloom
Laundry Room	LL	12'3" x 8'5"	

Public Remarks

Quiet court location, unique pie-shaped lot in the highly desirable area of Lawfield. A modern, open concept 4-level side split with 2708 sq. ft of total living space has 4 Bedrooms, two full baths, and two fireplaces, a large addition of a cathedral family room adding 324 sq. ft, which also expands the lower level living space. One bedroom is currently being used as a main floor office. Recent improvements include: steel front door with custom sidelights, new broadloom, front-loading washer and dryer, many updated windows. Hardwood in living room, dining room and three bedrooms. A renovated front facade, aggregate concrete driveway, patterned concrete patios, pool with safety cover, ample green space to play, lush gardens with flowering shrubs and trees, garden statuary, two storage sheds! Close to Lawfield Park and Elementary School, Grocery stores, including Goodness Me Natural food Market, Coffee shops, CF Lime Ridge, Hospitals, Transportation, and bus routes, easy access to Lincoln Expressway and proximity to Mohawk Sports Park.

Listing Brokerage [Royal LePage Burloak Real Estate Services, Brokerage](#)



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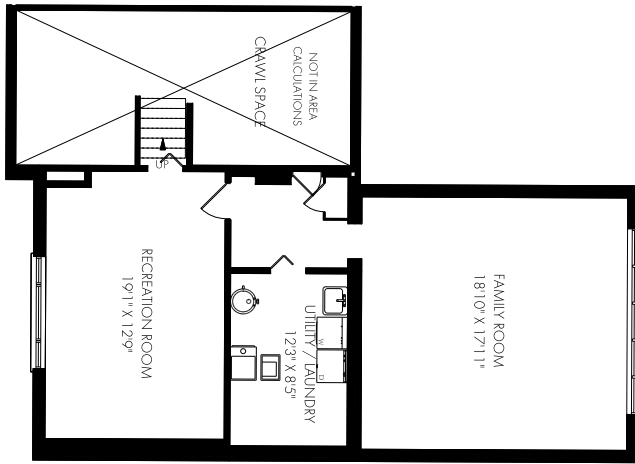
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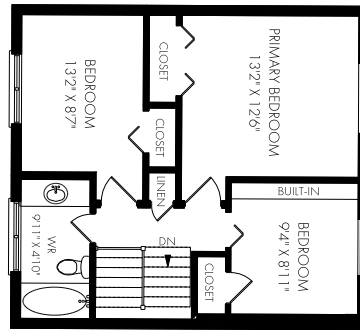


30 Shamrock Court, Hamilton

FLOOR PLAN



LOWER LEVEL - 883 SQUARE FEET



UPPER LEVEL - 583 SQUARE FEET



MAIN & GROUND LEVELS - 1242 SQUARE FEET

Thursday, April 28, 2022
Note: Although measurements and areas believed to be accurate they should be considered approximate. This drawing was prepared by Royal LePage for its sole benefit and used by the client in their own way for the following residential project of reference their own benefit.

PLANS.U
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HAMILTON, ONTARIO 30 SHAMROCK COURT



30 Shamrock Crt

HAMILTON, ON
HOODQ ADDRESS REPORT™

SCHOOLS

With so many assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Lawfield ES

Designated Catchment School
Grades PK to 8
45 Berko Ave

ÉÉ Pavillon de la jeunesse

Designated Catchment School
Grades PK to 6
105 High St

Sherwood SS

Designated Catchment School
Grades 9 to 12
25 High St

ÉS Georges-P-Vanier

Designated Catchment School
Grades 7 to 12
100 Macklin St N

Other Local Schools

Westmount SS

Grades 9 to 12
39 Montcalm Dr

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Bill Friday/Lawfield Arena & Park

150 Folkstone Avenue



Austin Park

36 Dartford Place



Bobby Kerr Park

100 Reno Avenue



FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|----------------|--------------------|
| 4 Playgrounds | 4 Sports Fields |
| 1 Tennis Court | 1 Basketball Court |
| 2 Splash Pads | 6 Ball Diamonds |
| 1 Rink | 1 Arena |
| 2 Tracks | 2 Multi-Use Pads |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 61 minute walk away.



Nearest Rail Transit Stop

HAMILTON



Nearest Street Level Transit Stop

Upper Gage At Edwina



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 3.14km.



Hamilton Health Sciences - The Juravinski Hospital

711 Concession St



Fire Station

729 Upper Sherman Avenue



Police Station

400 Rymal Road East



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