

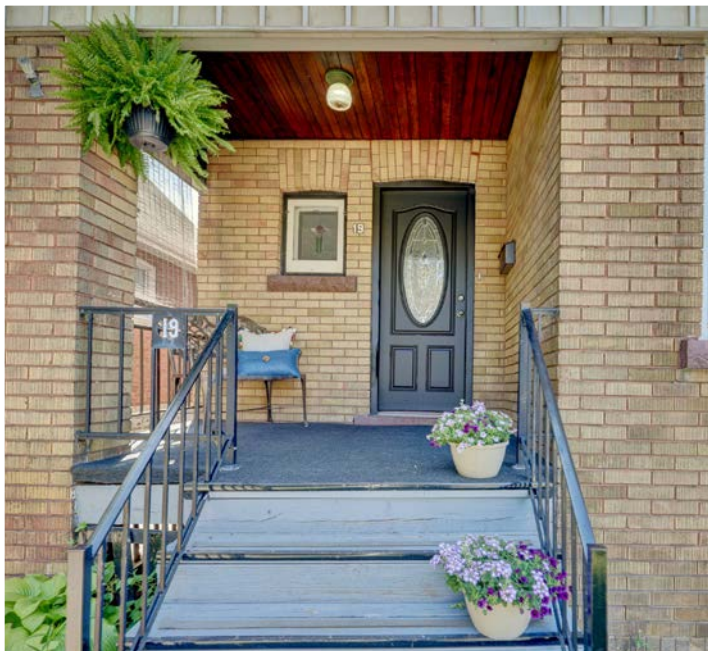


19 Weir Street N

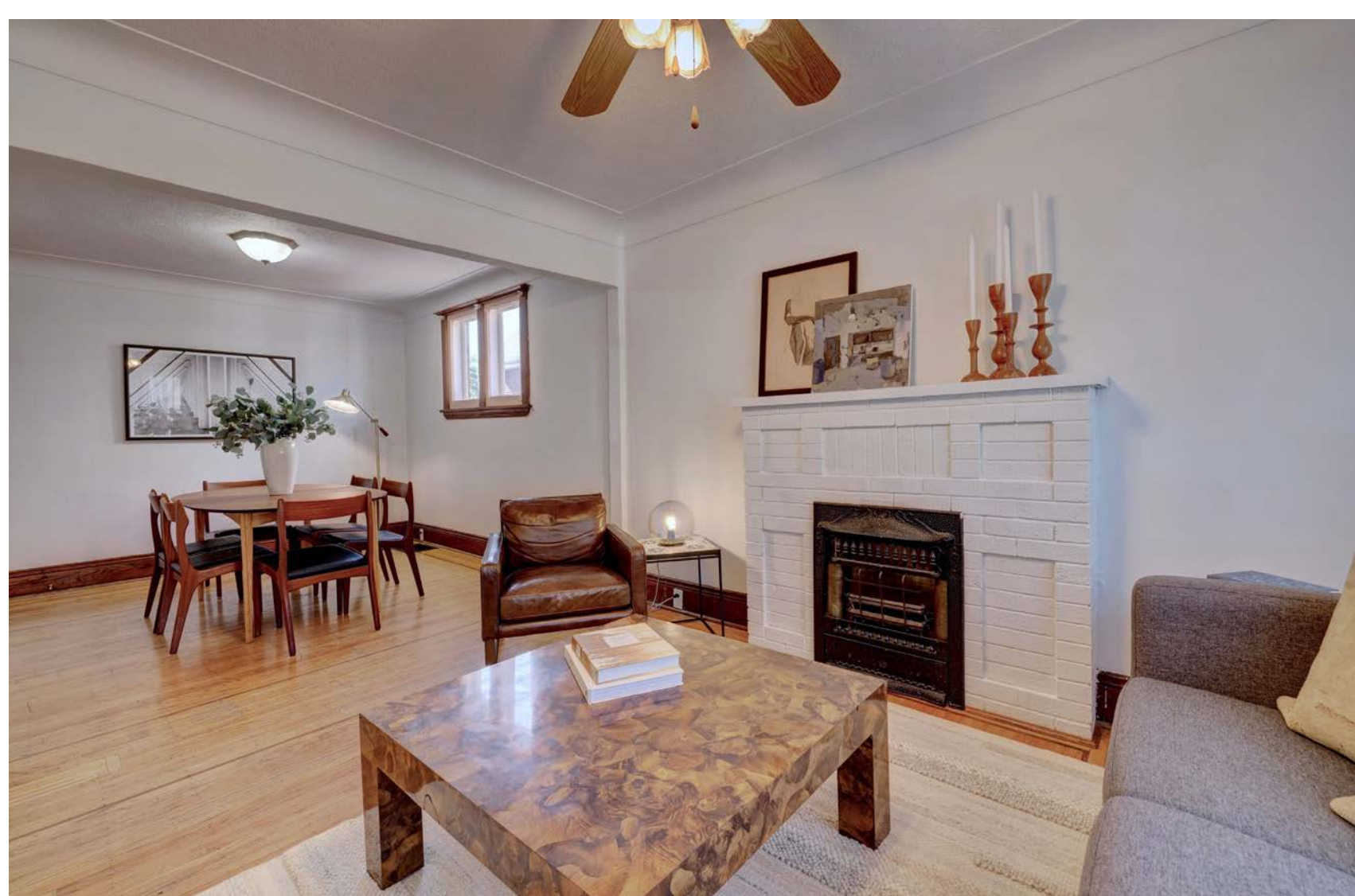
HAMILTON, ONTARIO

Welcome to Weir St N!

This charming family home with a full-sized (over 300 square feet,) workshop has the potential for a double car garage. The home perfect mix of old and new with the character of the wood floors, fireplace and banister in the front foyer welcomes you immediately.









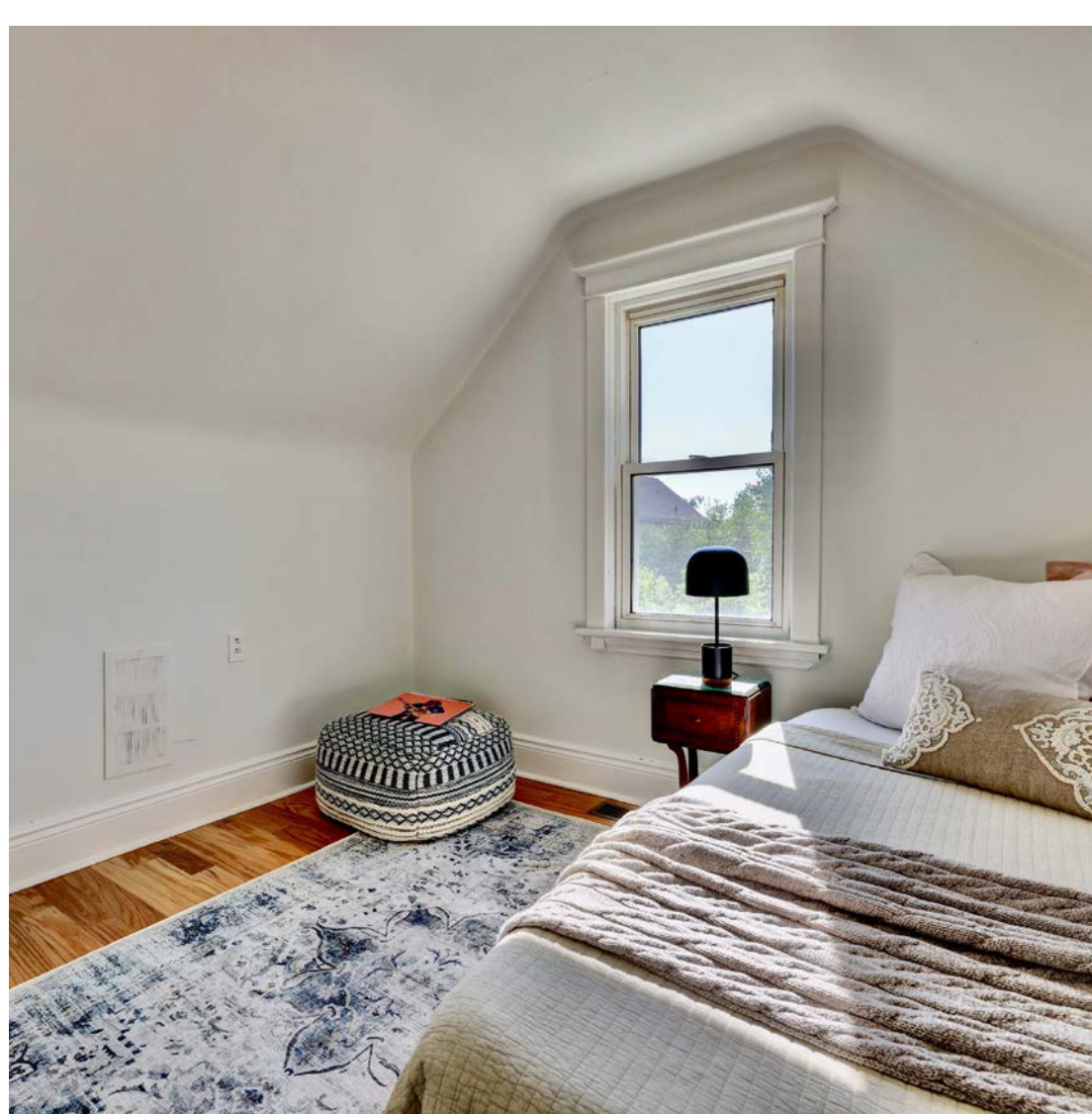




Charming Characteristics

The main level features open living and dining room plenty of natural light and high ceilings. The office/bedroom on the main level has a multitude of options, depending on your family's needs. The large kitchen has a huge amount of potential, or enjoy all its charm just as it is. Enjoy coffee on the back deck (western exposure at back of home means sunny afternoons and evenings). Upstairs you'll find 2 generous-sized bedrooms with closets and a full bathroom. Full, unfinished basement with newer Gibson furnace and updated electrical throughout the home with safety inspection. Freshly painted, new broadloom on stairs and new outdoor carpet on front porch. Side gate in backyard allows for extra parking.





Natural light, Flowing rooms, and an abundance of natural light make this home a soothing retreat.





Backyard features a workshop that could also be used as a double car garage



19 Weir St N, Hamilton

FEATURES:

- New broadloom on stairs and front porch
- Freshly painted
- New kitchen counter
- Hardwood floors throughout the house
- Main floor bedroom or home office
- Workshop outback that could converted to a double car garage
- Extra long driveway, parking for 5 cars
-

RESTAURANTS:

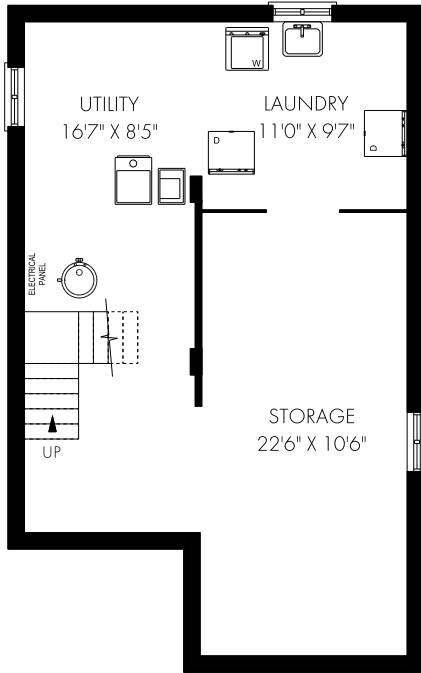
- Rankin's Grill
- Caro
- Hambgr
- Panini & Ice Cream
- The Cannon
- Poke
- The Hearty Hooligan
- Merk Snack Bar
- Mancala Monk Board Game Cafe

PARKS:

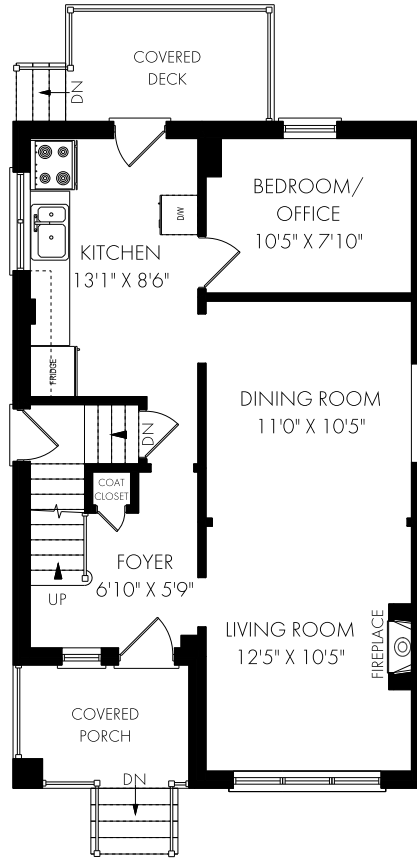
- Montgomery Park
- Parkdale Park
- Andrew Warburton Memorial Park
- Gage Park

19 Weir Street North, Hamilton

FLOOR PLAN

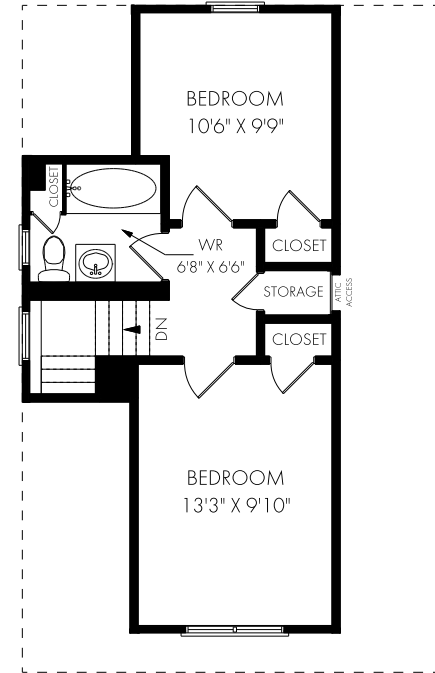


LOWER LEVEL - 658 SQUARE FEET



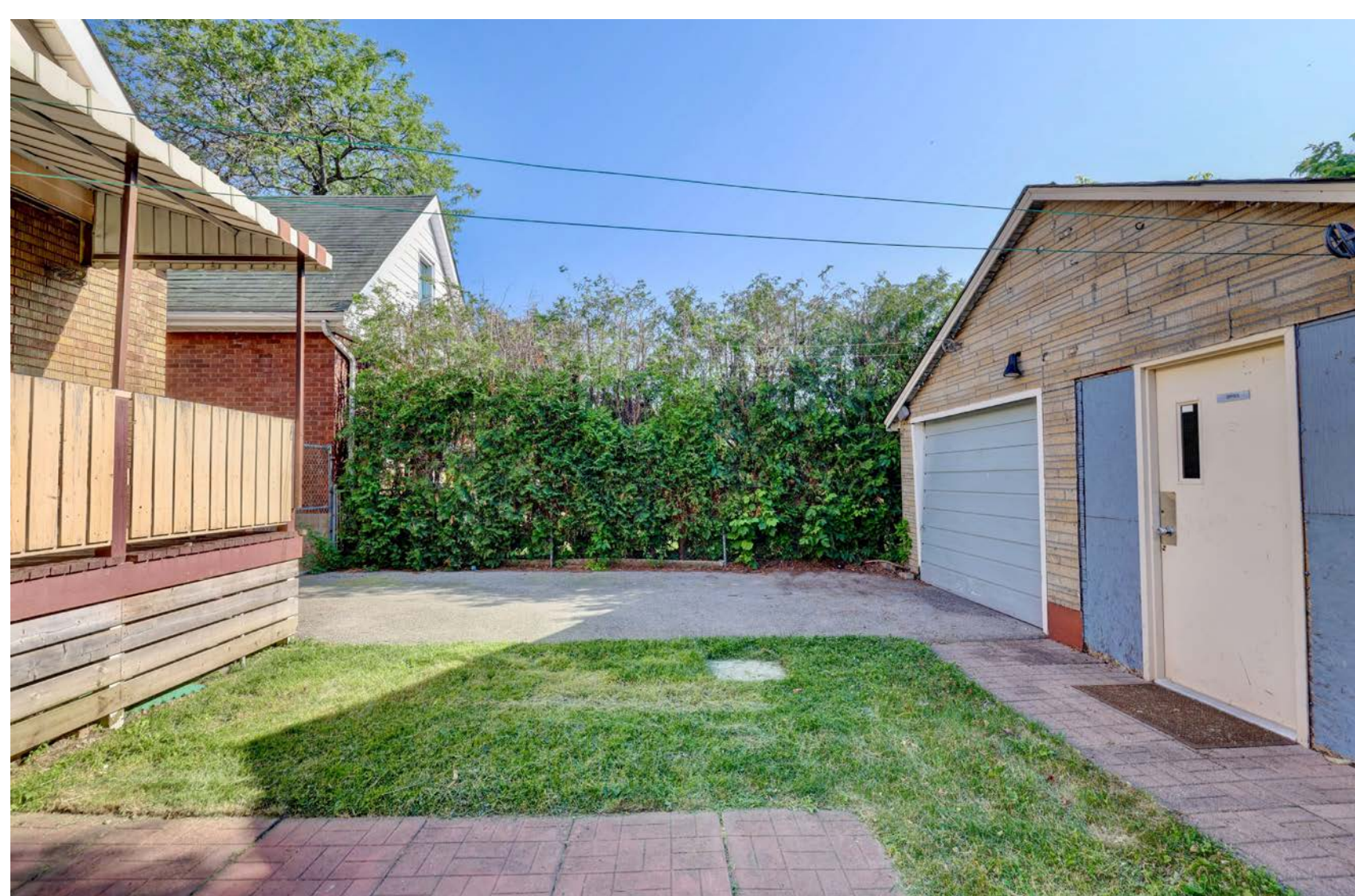
CEILING HEIGHT 8'0"

MAIN FLOOR - 658 SQUARE FEET



SECOND FLOOR - 407 SQUARE FEET





Close proximity to future LRT! Minutes away from Montgomery park, close to schools, amenities, public transportation ,Red Hill Valley Parkway, and QEW, this truly is the perfect family home.



TAMMY PHINNEY

Sales Representative
Team Leader

tammy@tammyphinney.com

905.634.7755

phinneyteam.com



ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES
INDEPENDENTLY OWNED & OPERATED BROKERAGE

