

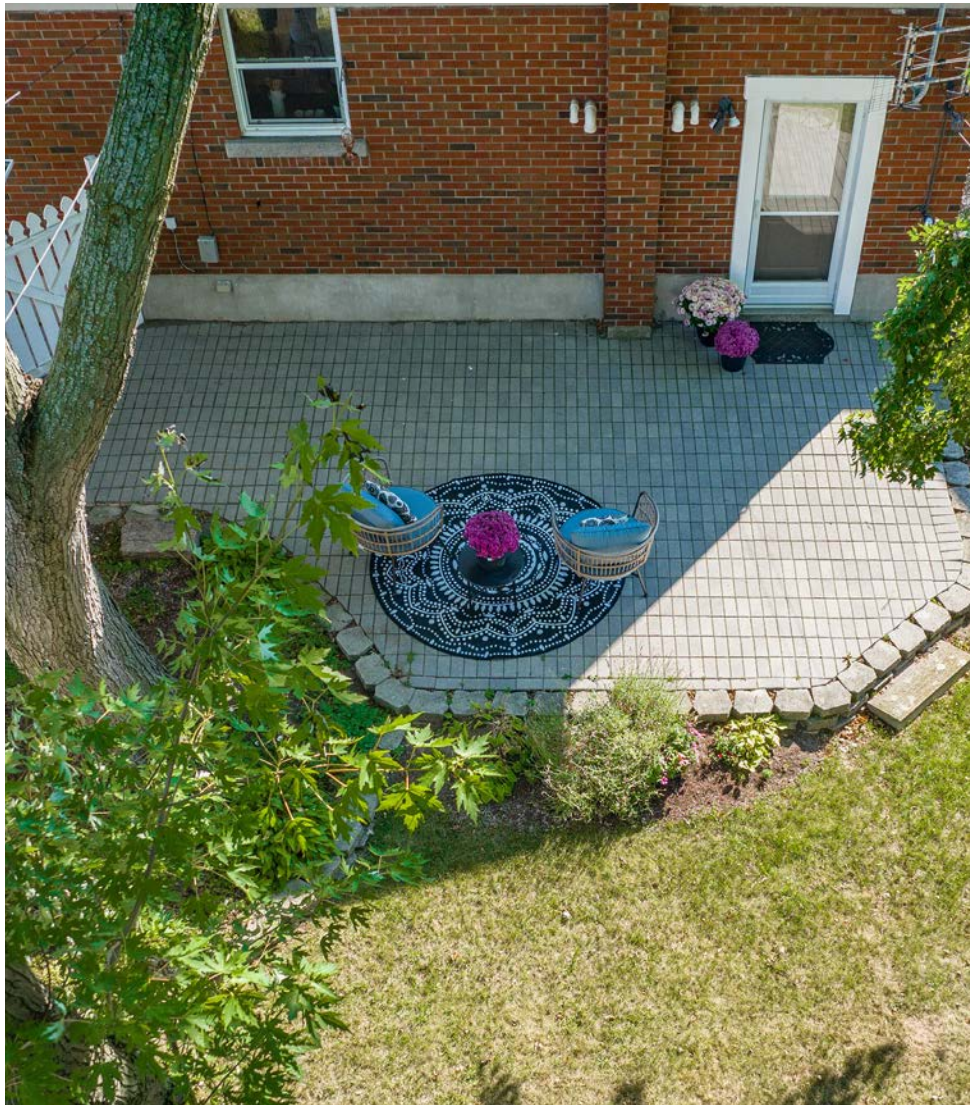
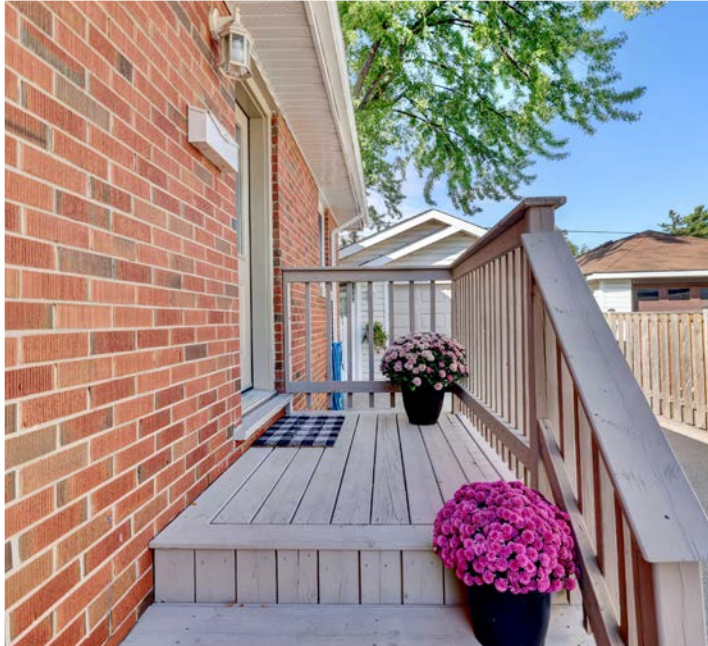


25 Orkney Drive

HAMILTON, ONTARIO

# Welcome to 25 Orkney Drive

Everything you've been looking for in the great Corman neighbourhood situated on a quiet, family-oriented street. This home has three bedrooms and two full baths, open concept living and dining room that features hardwood floors, and a generous-sized family room. This prime location is a commuter's dream - just 2 minutes from Red Hill Valley Parkway and close by to many amenities such as shopping, restaurants or hospitals!













## Warm and Inviting

This turn-key open-concept home is fully updated throughout. The main floor boasts open concept living, dining and kitchen. Three spacious bedrooms, a family room, two full baths and lots of storage. A bonus of back entry to the finished lower level could be used for a family room, home office, fourth bedroom, or accessible in-law suite with a side entrance. One and a half car garage combined with a workshop featuring a separate electrical panel. Oversized driveway that fits another four cars. Upgraded windows, roof and hot water on demand. The backyard has a lovely shaded patio, and raised perennial gardens, and is perfect for outdoor entertainment.





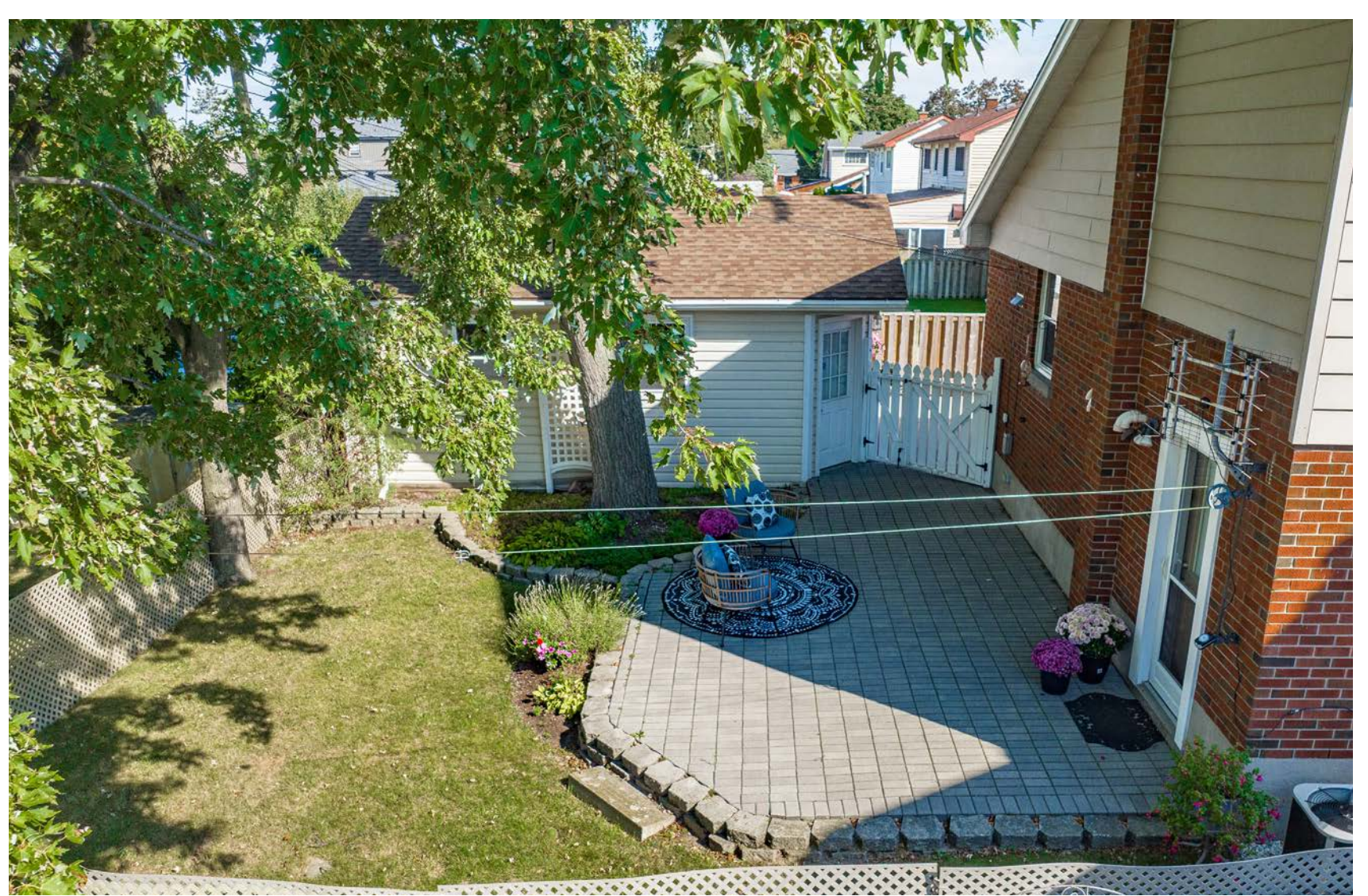


Flowing rooms,  
personalized spaces, and an  
abundance of natural light  
make this home a soothing  
retreat.





Enjoy family gatherings in this warm and welcoming home!







# 25 Orkney Drive, Hamilton

## FEATURES:

### Exterior:

- Roof Shingles – approx.. 12 years
- Newly paved drive (4 years)
- Concrete curbs for proper water flow
- New side entrance stairs
- Steel front and back door
- Large garage
- Aluminum eaves and gutters
- Updated windows
- Garage w/ workshop with own power box, new garage door, workbenches and garage door opener
- Japanese maple tree out front
- Brick patio in backyard and brick garden borders Trellis for climbing vines

### Interior:

- California Shutters
- Updated kitchen
- Easy access to attic storage
- Upgraded staircase spindles and rails
- Newer Furnace 2015 (high efficiency)
- Maytag Dryer 2020
- Power Amps 100
- 2 full updated bathrooms

## RESTAURANTS AND SHOPPING:

- Etno Bar and Grill
- Kelseys
- The Bedrock Bistro
- Chuck's Roadhouse Bar and Grill
- Punch Bowl Market and Bakery

## PARKS:

- Glendale Park
- Sisters of St. Joseph Park
- Dover Park
- Red Hill Bowl
- Laurier Park

In an ideal neighbourhood with an easy drive to restaurants & shopping as well as King's Forest Golf Course and Hamilton's many hiking trails and waterfalls. Easy access to Redhill Valley Parkway and Lincoln Alexander , Close to excellent schools, parks, short drive to confederation park and Hamilton Beach.



**PHINNEY**

TEAM

tammy@tammyphinney.com

9 0 5 . 6 3 4 . 7 7 5 5

phinneYTEAM.COM



2072 Lakeshore Road Burlington, ON L7R1E3  
ALL measurements are approximate. Not intended to solicit  
buyers/or sellers clients currently under contract.

