

DATA FOR:



HAMILTON, ONTARIO

19 WEIR STREET N



19 Weir Street N, Hamilton, L8H 5E7

Commence Dt: **07/26/2022**

Status: **Active**

MLS@#: **H4142324**

Alt. MLS@#:

Neighbrhd: **Homeside (231)**

Ownrshp Type: **Freehold**

Property Type: **Residential**

Sub Type: **Freehold**

Fronting On:

Taxes: **\$2,740/2022**

Cross Street: **Weir St N & Main St**

Directions: **Main S to Weir St N**

Prev Price:

Region: **Hamilton**

Municipality: **Hamilton East (23)**

Lot Frontage: **29.99 Feet**

Lot Depth: **90.00 Feet**

Lot Shape: **Rectangular**

Lot Irregularities:

Sq Ft / Src: **1,065 / 3rd Party**

Age: **51-99 Years**

Status: **Active**

Price: **\$569,900**

DOM: **0**

Price Code: **For Sale**

Rooms: **6**

Bedrooms: **3 (3 + 0)**

2 pc Baths: **0**

3 pc Baths: **0**

4 pc Baths: **1**

5+ pc Baths: **0**

Property Details

Exterior

Accessible:

VisitAble:

Soil Type:

Other (see Remarks)

Type: **Detached**

Style: **1 1/2 Storey**

Location: **Urban**

Foundation: **Concrete Block**

Year Built:

Sq Ft/Src: **1,065/3rd Party Measuring Service**

Amps:

Volts:

Exterior Finish:

Brick, Vinyl Siding

Driveway/Park Spcs:

5.0

Parking Type:

Pool: **None**

Waterfront:

Acres: **less than .50**

Roof Type: **Asphalt Shingle**

Sewers: **Sewer**

Zoning:

Driveway/Parking:

Asphalt

Garage Spaces:

1.5

Garage/Parking:

Detached

School Districts:

Hamilton-Wentworth Catholic District School Board, Hamilton-Wentworth District School Board

Elementary Schools:

W.H. Ballard

Secondary Schools: **Sir Winston Churchill**

Interior

Basement Size:

Full

Fireplace:

Basement Finish:

Unfinished

FP Stove:

Heat Source: **Gas**

Heat Type: **Forced Air**

A/C Type: **Central Air**

Elevator:

Laundry Access: **In-Suite**

Pets Permit: **Yes**

UFFI:

Rental Items:

Hot Water Heater

Inclusions:

Fridge, Stove, Dishwasher, Washer & Dryer, Microwave, All electric light fixtures, all bathroom mirrors

Room Name

Living Room

Dining Room

Kitchen

Bedroom

Bedroom

Bedroom

Bathroom

Level

M

M

M

M

2

2

2

L/W/H Imperial

12'5" x 10'5"

11'0" x 10'5"

13'1" x 8'6"

10'5" x 7'10"

13'3" x 9'10"

10'6" x 9'9"

L/W/H Metric

3.78 x 3.17

3.35 x 3.17

3.99 x 2.59

3.17 x 2.39

4.04 x 3

3.2 x 2.97

Room Features

Fireplace

Hardwood Floor

Double Sink

Hardwood Floor

Hardwood Floor

4-Piece

Listing Brokerage:

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

Condo Fee Rmks:

Pets Permitted: **Yes**

Directions:

Main S to Weir St N

Public Remarks:

Welcome to Weir! This charming family home with a full-sized (over 300 sq.ft.) 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. 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 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. 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

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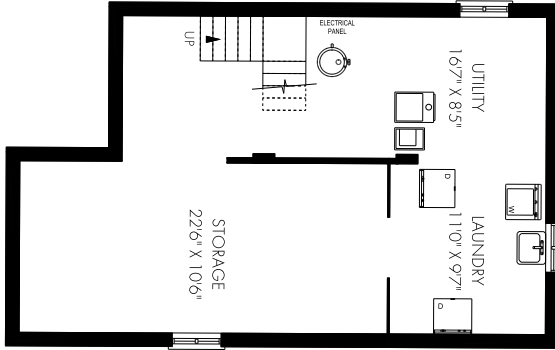
2072 Lakeshore Road
Burlington, ON L7R 1E3

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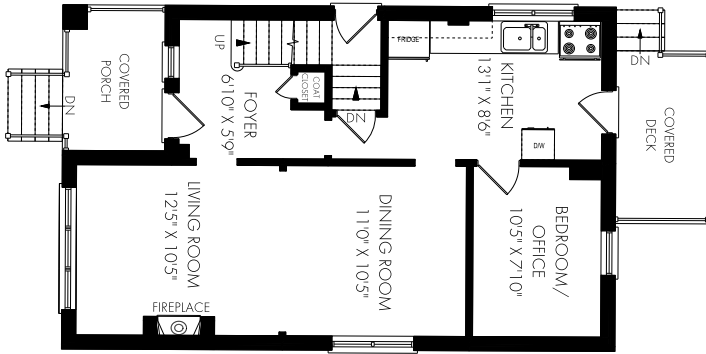


19 Weir Street North, Hamilton

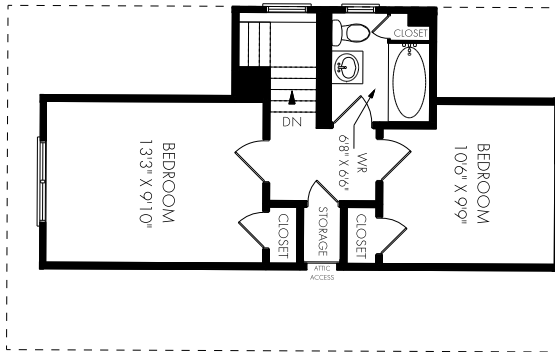
FLOOR PLAN



LOWER LEVEL - 658 SQUARE FEET



MAIN FLOOR - 658 SQUARE FEET
CEILING HEIGHT 8'0"



SECOND FLOOR - 407 SQUARE FEET

Monday, June 13, 2022
Note: Although measurements and areas believed to be accurate they should be considered approximations. This drawing was prepared by PlanCAD for the sole benefit and use of the client. No other party may rely on this drawing without the knowledge of PlanCAD or the client.

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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.



WH Ballard PS

Designated Catchment School
Grades PK to 8
801 Dunsmure Rd

ÉE Pavillon de la jeunesse

Designated Catchment School
Grades PK to 6
105 High St

Sir Winston Churchill SS

Designated Catchment School
Grades 9 to 12
1715 Main St E

ÉS Georges-P-Vanier

Designated Catchment School
Grades 7 to 12
100 Macklin St N

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.



Montgomery Park

1570 Main Street East



Sir Winston Churchill Recreation Centre

1715 Main St. East



Andrew Warburton Memorial Park

199 Tragina Avenue North



FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|---------------------|
| 1 Pool | 3 Playgrounds |
| 1 Wading Pool | 3 Basketball Courts |
| 2 Splash Pads | 2 Ball Diamonds |
| 1 Community Centre | 2 Trails |
| 1 Multi-Use Pad | 1 Gym |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 36 minute walk away.



Nearest Rail Transit Stop

Stoney Creek GO Bus



Nearest Street Level Transit Stop

Main At Weir



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 3.38km.



St Joseph's Healthcare - King Campus

2757 King St E



Fire Station

125 Kenilworth Avenue North



Police Station

2825 King Street East



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