

DATA FOR:



HAMILTON, ONTARIO

80 BARONS AVENUE S



80 BARONS Avenue S, Hamilton, L8K 2Y3

Commence Dt: **02/17/2022**

Status: **Active**

MLS®#: **H4126534**

Alt. MLS®#:

Prev Price:

Region: **Hamilton**

Municipality: **Hamilton East (24)**

Status: **Active**

Price: **\$699,900**

DOM: **0**

Price Code: **For Sale**

Rooms: **5**

Bedrooms: **2 (2 + 0)**

Neighbrhd: **Bartonville / Glenview (240)**

Ownrshp Type: **Freehold**

Property Type: **Residential**

Sub Type: **Freehold**

Fronting On: **West**

Taxes: **\$3,070/2021**

Cross Street: **Central Ave.**

Directions: **King ST. E to Barons AVE. S (Between Monterey & Central)**

Virtual Tour: <http://tours.vogelcreative.ca/80baronsavenuesouth/?mls>

Virtual Tour Branded: <http://tours.vogelcreative.ca/80baronsavenuesouth>

Lot Frontage: **40.00 Feet**

Lot Depth: **91.00 Feet**

Lot Shape: **Rectangular**

Lot Irregularities:

Sq Ft / Src: **841 / 3rd Party**

2 pc Baths: **0**

3 pc Baths: **1**

4 pc Baths: **1**

5+ pc Baths: **0**

MAge: **51-99 Years**

Property Details

Exterior

Accessible:	Type: Detached	Foundation: Concrete Block	Amps:
VisitAble:	Style: Bungalow	Year Built:	Volts:
Soil Type: Other (see Remarks)	Location: Urban	Sq Ft/Src: 841/3rd Party	Measuring Service
Exterior Finish: Brick, Stone	Pool: None	Acres: less than .50	Sewers: Sewer
Driveway/Park Spcs: 3.0	Waterfront:	Roof Type: Asphalt Shingle	Zoning:
Parking Type:	Water Meter:	Shingles Rplc: 2016	Recreational Use:
Driveway/Parking: Asphalt	Water Type:	Water Source: Municipal	Retirement Community:
Garage Spaces: 0.0		Secondary Schools: Bernie Custis Secondary, Cathedral	
Garage/Parking: None			
Elementary Schools: A.M. Cunningham/Memorial, St. John the Baptist			
Other Structures: Shed			
Area Influences: Hospital, Library, Park, Place of Worship, Public Transit, Quiet Area, Rec./Commun.Centre, Schools			

Interior

Basement Size: Full	Fireplace: Electric	Heat Source: Gas	Elevator:
Basement Finish: Fully Finished	FP Stove: Yes	Heat Type: Forced Air	Laundry Access: In-Suite
Basement Features: Separate Entrance		A/C Type: Central Air	Pets Permit: Yes
Rental Items: Hot Water Heater			UFFI:
Inclusions: Fridge, Stove, Hood Fan, All Electrical Light Fixtures & Ceiling Fans, All Window Treatments & Blinds, Kitchen Stools, Shed			

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M			
Living Room	M	15'4" x 11'	4.67 x 3.35	Hardwood Floor
Dining Room	M	9'4" x 11'	2.84 x 3.35	Hardwood Floor
Eat in Kitchen	M	12'3" x 10'11"	3.73 x 3.33	
Bedroom	M	12' x 9'2"	3.66 x 2.79	Hardwood Floor
Bedroom	M	9'2" x 9'3"	2.79 x 2.82	Hardwood Floor
Bathroom	M			3-Piece
Recreation Room	B	20'11" x 10'7"	6.38 x 3.23	
Bathroom	B			4-Piece
Laundry Room	B	10'8" x 19'11"	3.25 x 6.07	
Utility	B			
Storage Room	B			

Listing Brokerage: **Royal LePage Burloak Real Estate Services, Brokerage**

Condo Fee Rmks: **Pets Permitted:Yes**

Directions: **King ST. E to Barons AVE. S (Between Monterey & Central)**

Public Remarks: **Charming Bungalow Located in a Quiet, Highly Desirable East End Neighbourhood. Perfect for First Time Buyers or Downsizers this Updated Character Home Offers 2 Bedrooms, 2 Full Baths and a Finished Basement with Recreation Room, Space for a Home Gym or Hobby Room & Separate Entrance. Kitchen Features a Built-in Island and Coffee/ Bar Station. Fully Fenced Backyard with Patio, Deck, Firepit and Shed for Storage. Private Drive offers Plenty of Parking. Amazing Location - Walk to Amenities, Brock Hamilton Campus & Main Bus Routes. Just Minutes to the Kenilworth Access and the Redhill/QEW. Furnace/AC 2015. Roof Shingles, Eaves 2016.**



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PHINNEY
TEAM



2072 Lakeshore Road
Burlington, ON L7R 1E3

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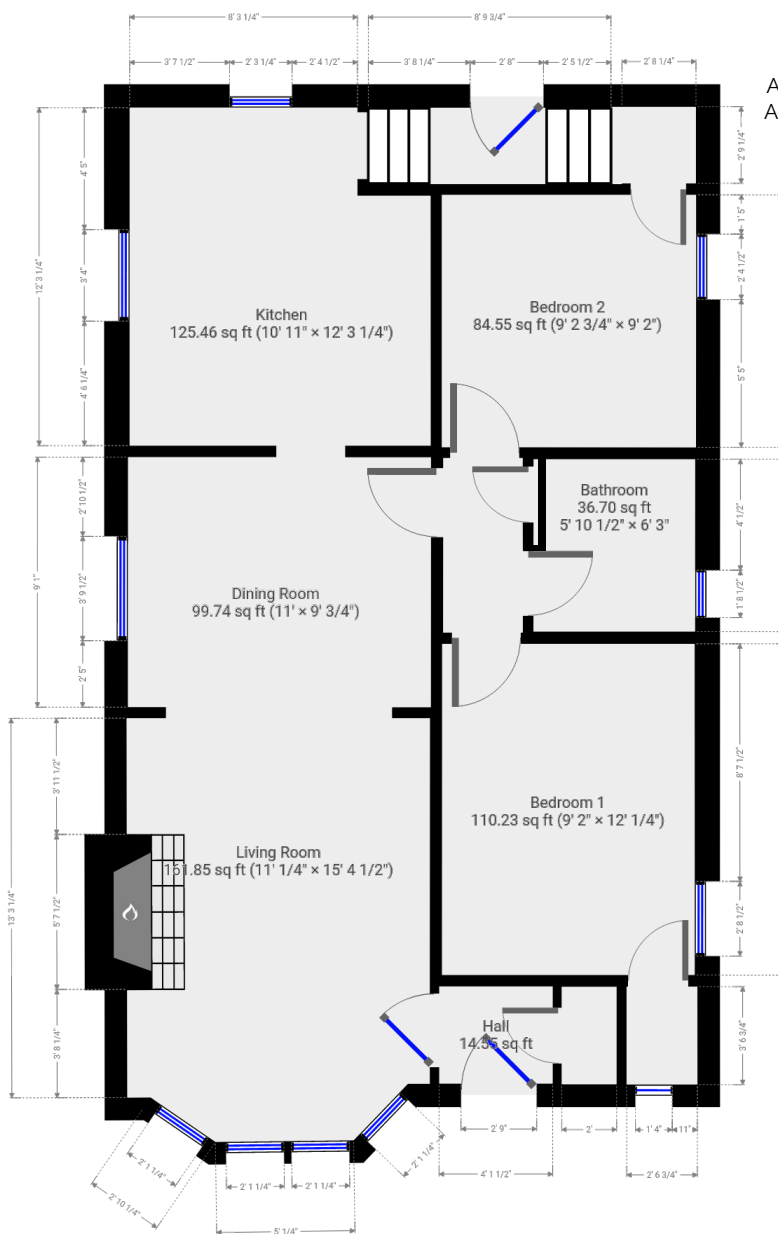
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80 Barons Ave South
Hamilton, ON

Total Above Grade Exterior ft²
Approx Above Ground Exterior Area = 841.47 ft²

Total Exterior ft²
Approx Exterior Area (basement included) = 1624.47 ft²



Ground Floor
(above grade)

Approx Interior Area = 745.02 ft²
Approx Exterior Area = 841.47 ft²



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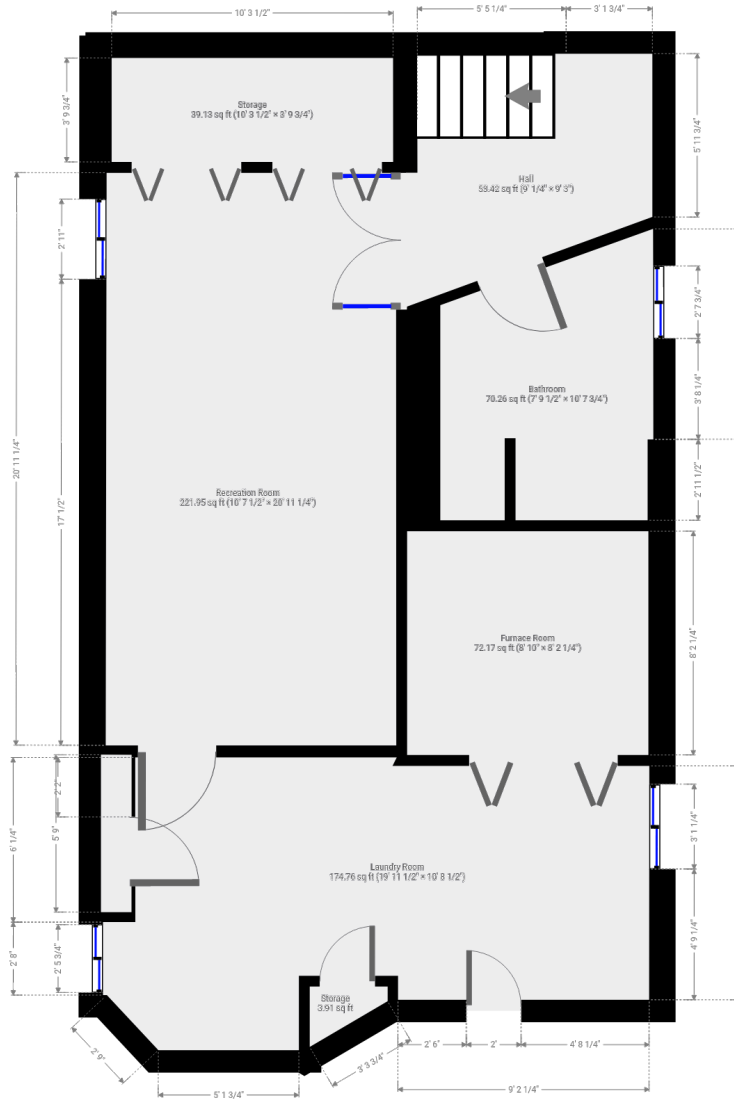


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Total Exterior ft²
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Basement
 (below grade) 

Approx Interior Area = 670.41 ft²
 Approx Exterior Area = 783.00 ft²



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HAMILTON, ON

HOODOQ ADDRESS REPORT™

SCHOOLS

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



AM Cunningham Jr PS

Designated Catchment School
Grades PK to 5
100 Wexford Ave S

Memorial City ES

Designated Catchment School
Grades PK to 8
1175 Main St E

ÉE Pavillon de la jeunesse

Designated Catchment School
Grades PK to 6
105 High St

Bernie Custis SS

Designated Catchment School
Grades 9 to 12
1055 King 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



6 min

A.M. Cunningham School Playground

100 Wexford Avenue South



8 min

A.M. Cunningham Parkette

300 Roxborough Avenue



13 min

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|--------------------|
| 1 Pool | 3 Playgrounds |
| 2 Basketball Courts | 1 Splash Pad |
| 2 Ball Diamonds | 1 Community Centre |
| 2 Trails | 2 Multi-Use Pads |
| 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 4 minute walk away and the nearest rail transit stop is a 41 minute walk away.

Nearest Rail Transit Stop

Stoney Creek GO Bus

Nearest Street Level Transit Stop

Kenilworth At Monterey

4 min

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 3.42km.

Hamilton Health Sciences - The Juravinski Hospital

711 Concession St

Fire Station

125 Kenilworth Avenue North

Police Station

2825 King Street East

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

Coffee

Gym

Grocery

Gas Station



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