

DATA FOR:



HAMILTON, ONTARIO

39 EAST BEND AVENUE S

H4132570
ACTIVE

39 East Bend Avenue S, Hamilton

\$799,900
Sale
**Listing Information**

Type: **Detached**
 Style: **2 1/2 Storey**
 Region: **Hamilton**
 Municipality: **Hamilton Centre (20)**
 Neighbourhood: **Crown Point (201)**
 Cross Street: **Main St & East Bend**
 Location: **Urban**
 Age / Year: **100+ Years /**
 Zoning

DOM: **0**
 Prop Type: **Residential**
 Sub Type: **Freehold**
 Rooms: **6**
 Bedrooms: **3 (3 + 0)**
 Bathrooms: **3 (2 + 1)**
 2 pc Baths: **1**
 3 pc Baths: **2**
 4 pc Baths: **0**
 5+ pc Baths: **0**

Fronting On: **East**
 Lot Front/Depth: **20.00 Feet / 95.00 Feet**
 Acres/Range: **less than .50**

Sq Ft / Src: **1,432 / 3rd Party**
 Measuring Service: **Rectangular**
 Lot Shape:
 Lot Irregs:

Legal Desc **PT LTS 18 & 19, PL 489 , AS IN VM228047 ; HAMILTON****Room Details**

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	15'4" x 21'1"	4.67 x 6.43	California Shutters
Dining Room	M	15'4" x 21'1"	4.67 x 6.43	
Kitchen	M	10'8" x 11'7"	3.25 x 3.53	Balcony/Deck
Bedroom	2	9'5" x 13'8"	2.87 x 4.17	Separate Room
Bedroom	2	9'6" x 11'2"	2.9 x 3.4	Separate Room
Bathroom	2			3-Piece
Primary Bedroom	3	12'11" x 15'7"	3.94 x 4.75	Ensuite Privilege
Bathroom	3			3-Piece
Bathroom	B			2-Piece

Property Details

Foundation:	Concrete Block	Heat Src/Type:	Gas / Forced Air	Soil Type:	Other (see Remarks)
Exterior Finish:	Brick	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle / 2017	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:		Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/ Escalator:	
Parking (spaces):	None(0)	UFFI:		Retirement Com:	
Garage (spaces):	Detached[1.5]	Energy Cert Lvl:		Recreational Use:	
Garage/Parking:	Detached	Amps/Volts:	/		
Other Structures:					
Air Conditioning:	Central Air				
Rental Items:	None				

Public Remarks

39 East Bend Ave. S a 2.5 storey brick home with a perfect blend of charm and character with modern updates. A renovated and modernized 3 bedroom, 2.5 bathroom home, with a potential to build a 4th bedroom over the kitchen. Located in the heart of a tight-knit and family-oriented neighbourhood, with a charming front porch steps away from Gage Park! A backyard deck and detached garage with remote opener located behind the house provides 1.5 car parking and is accessed through the laneway behind the home. Potential for garage to be used as a workshop or an at-home gym! Steps away to Gage Park - a gem of Hamilton's downtown core. The 28-hectar park boasts a greenhouse, a band-shell, weekly summer festivals, playgrounds, rose garden, a community garden, a children's museum, a splash pad, gorgeous fountain & much more. A mere 700 m from Tim Horton's Field, 800 m from the new Bernie Custis HS, the Jimmy Thompson Memorial Pool, the new City of Hamilton Bernie Morelli Recreation Centre. Living at 39 East Bend Av S you will be less than 1 km to the entrance of Ottawa St, with a wide array antique, fabric and boutique shops, Farmer's Market, a vibrant art and food culture, coffee shops, churches and so much more. Centre Mall, Nikola Tesla Blvd (QEW), & transit are all at your doorstep. Beautiful townhouse development replaces the vacant land across the street by an award winning Thier+Curran Architects Inc.

Financial / Additional Listing Information

Commence Date:	04/20/2022	Taxes/Year:	2,972.84/2022	Possession:	30 - 59 Days
Selling Date:		Assessment:	268,000/2016	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS:	No
Condo Corp#:		Addl Mthly Fees:		Survey:	None
Condo Fee:					
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:	http://tours.vog				
Schools:	Memorial Bernie Curtis Secondary				
Area Features:	Greenbelt/Conservation, Park, Place of Worship, Public Transit, Schools				
Feat/Amenities:					
Inclusions:	Refrigerator, Stove/Oven, Dishwasher, Washer, Dryer, All electric light fixtures, California shutters.				
Exclusions:					

https://matrix.rahb.ca/Matrix/Printing/PrintOptions.aspx?c=AAEAAAD*****AQAAAAAARAAQAAAEQAAAGAgAAAAQ5NzgyBgMAAABNQYEEAAA... 1/2


TAMMY PHINNEY
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 905.634.7755

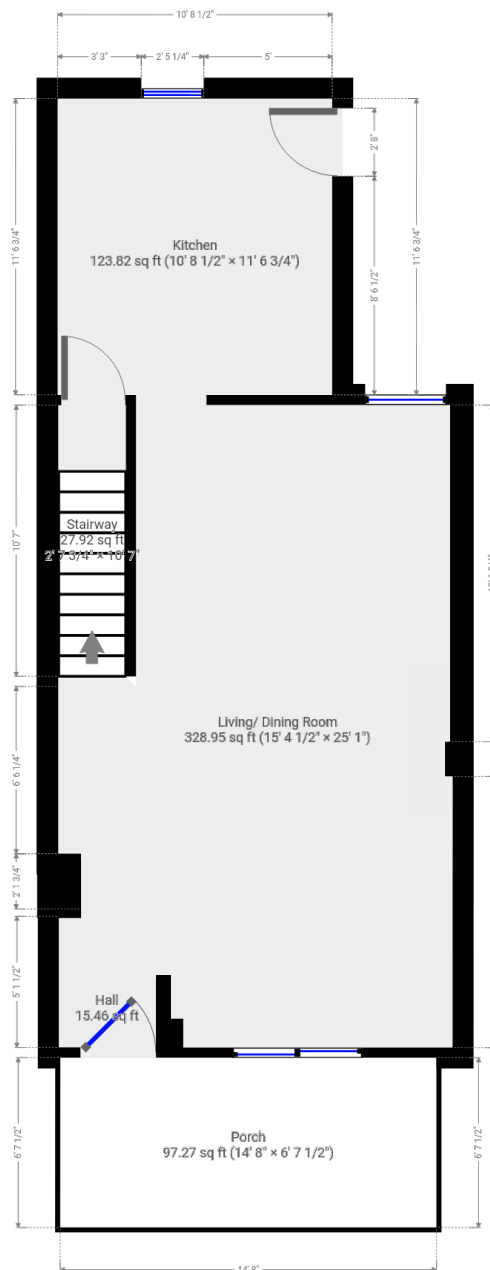


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ROYAL LEPAGE
 BURLOAK REAL ESTATE SERVICES
 INDEPENDENTLY OWNED & OPERATED BROKERAGE

2072 Lakeshore Road
 Burlington, ON L7R 1E3

All information contained herein has been supplied by the seller to the best of their knowledge and while deemed accurate is NOT guaranteed by Royal LePage Real Estate Services Ltd. Not intended to solicit buyers/sellers clients currently under contract.

39 East Bend Ave South
Hamilton, ON**Total Above Grade Exterior ft²**Approx Above Ground Exterior Area = 1432.81 ft²**Total Exterior ft²**Approx Exterior Area (basement included) = 2103.47 ft²**Ground Floor**
(above grade)Approx Interior Area = 507.70 ft²
Approx Exterior Area = 599.88 ft²**TAMMY PHINNEY**
Sales Representative
tammy@tammyphinney.com
905.634.7755**PHINNEY**
TEAM**ROYAL LEPAGE**
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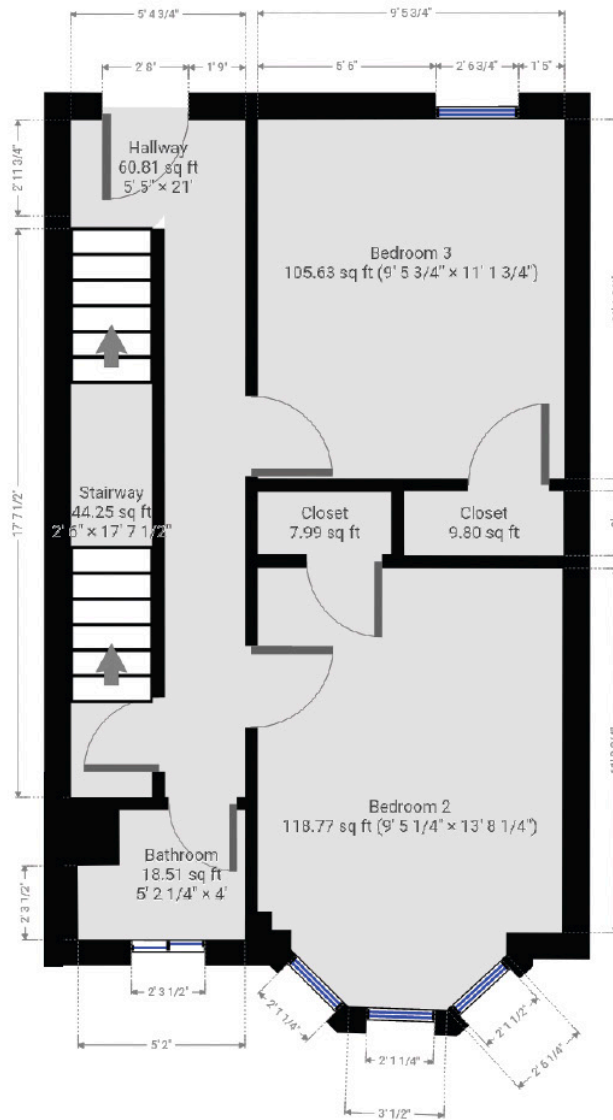
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Hamilton, ON

Total Above Grade Exterior ft²
 Approx Above Ground Exterior Area = 1432.81 ft²
Total Exterior ft²
 Approx Exterior Area (basement included) = 2103.47 ft²

Second Floor
(above grade)

Approx Interior Area = 393.37 ft²
 Approx Exterior Area = 467.41 ft²



TAMMY PHINNEY
 Sales Representative
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 905.634.7755

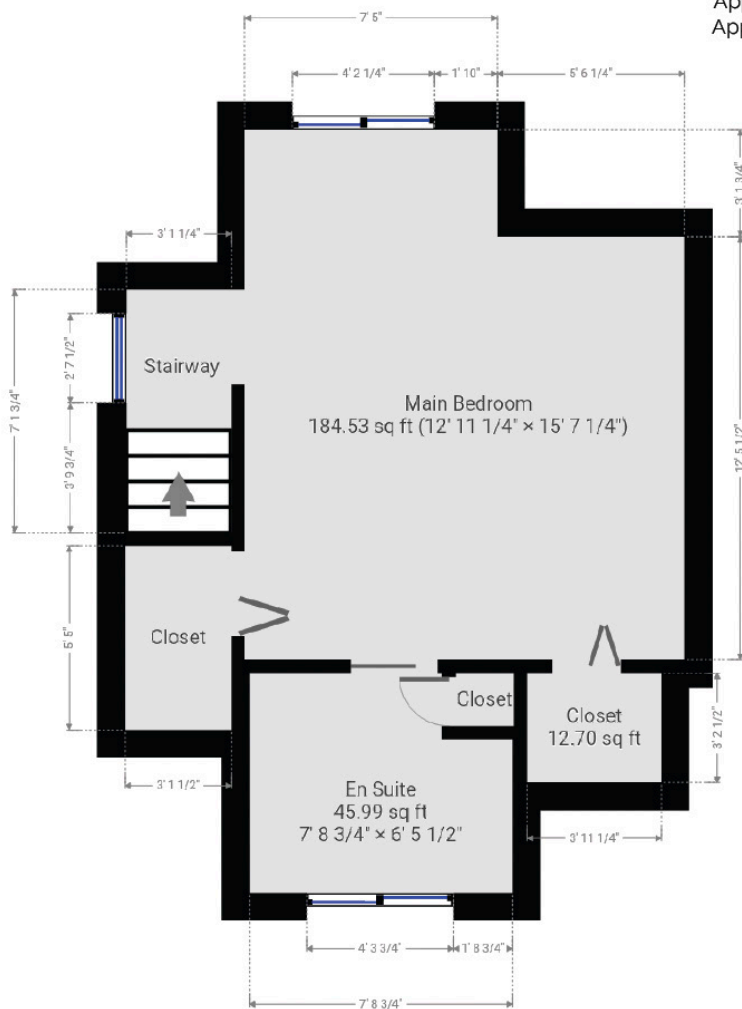


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39 East Bend Ave South
Hamilton, ON**Total Above Grade Exterior ft²**Approx Above Ground Exterior Area = 1432.81 ft²**Total Exterior ft²**Approx Exterior Area (basement included) = 2103.47 ft²**Third Floor**
(above grade)Approx Interior Area = 298.98 ft²Approx Exterior Area = 365.52 ft²**TAMMY PHINNEY**Sales Representative
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905.634.7755

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HOME UPGRADES

- Renovated kitchen with butcher block countertops
- Renovated main bath
- Renovated Primary ensuite (2021)
- New flooring and light fixtures throughout (2020)
- Newer windows (2017)
- Roof and eavestroughs (2017)
- Air conditioning throughout the home
- New electrical panel (2020)
- Replaced the main cast iron drain (2020)
- Gorgeous custom detail wall in living room
- Added glass insert to front door



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