

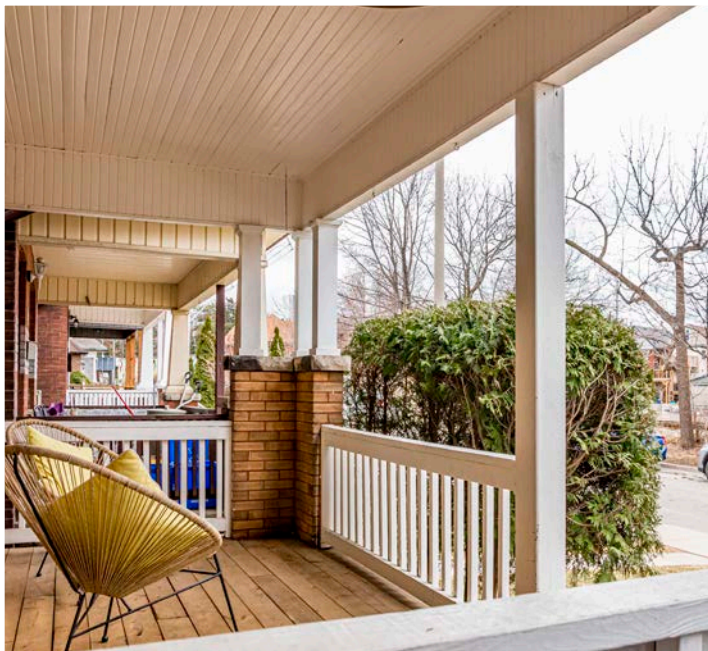


39 East Bend Ave S

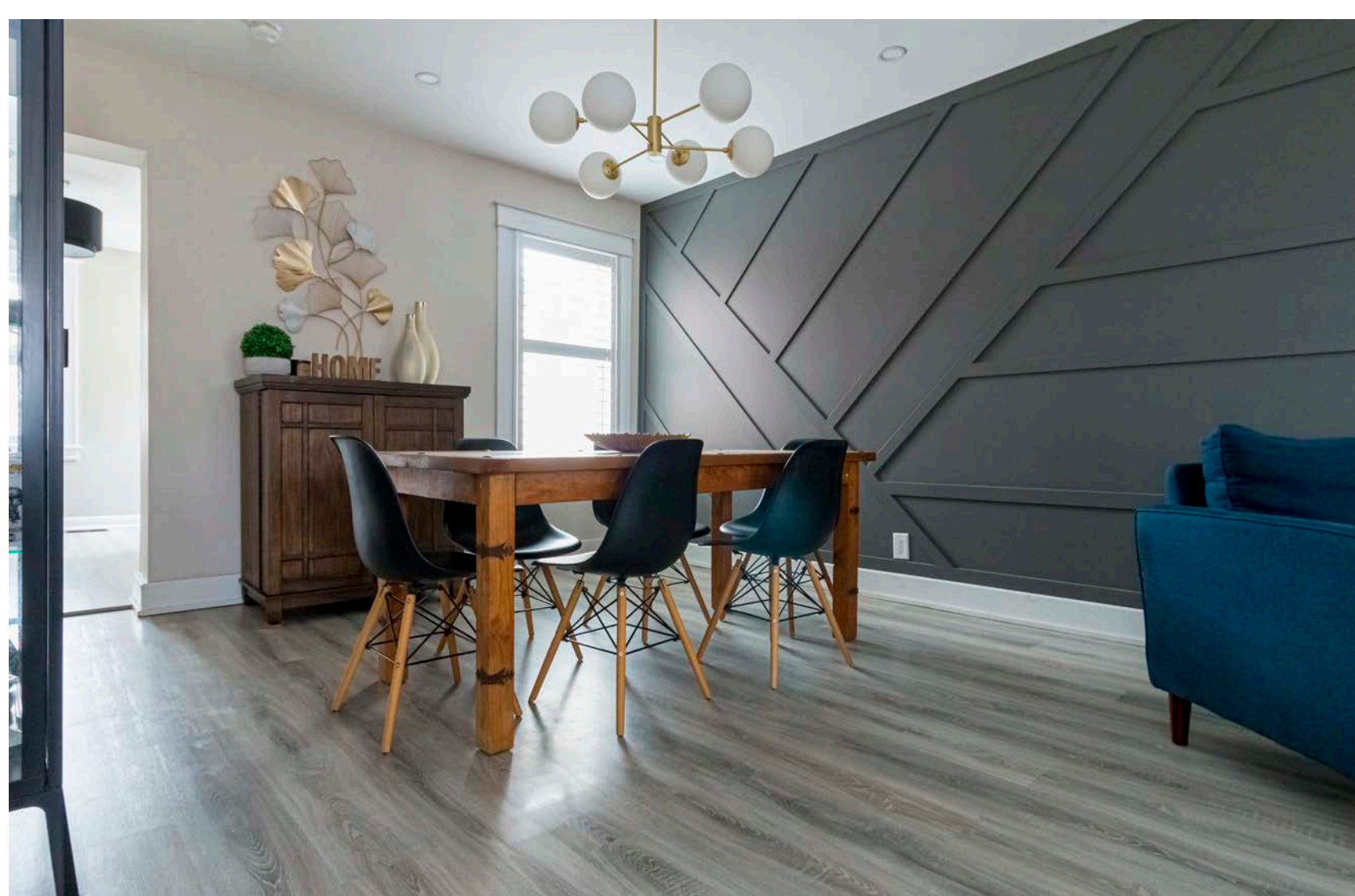
HAMILTON, ONTARIO

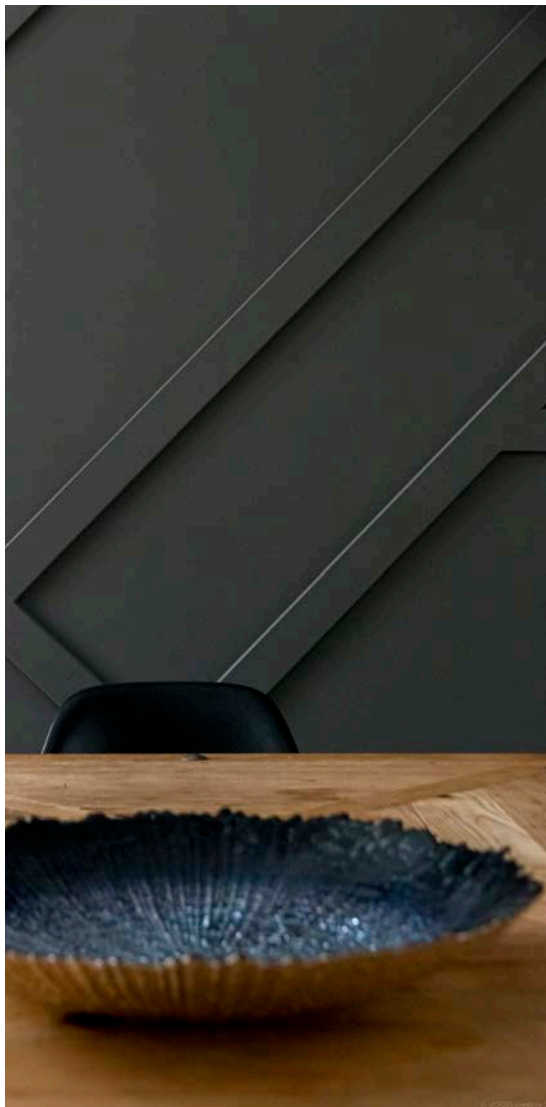
Welcome to 39 East Bend Avenue South

Must-see century home, 39 East Bend Ave. S a two and a half storey brick home with a perfect blend of charm and character with modern updates. A renovated and modernized three bedrooms, two and a half bathroom home, with a potential to build a fourth 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!

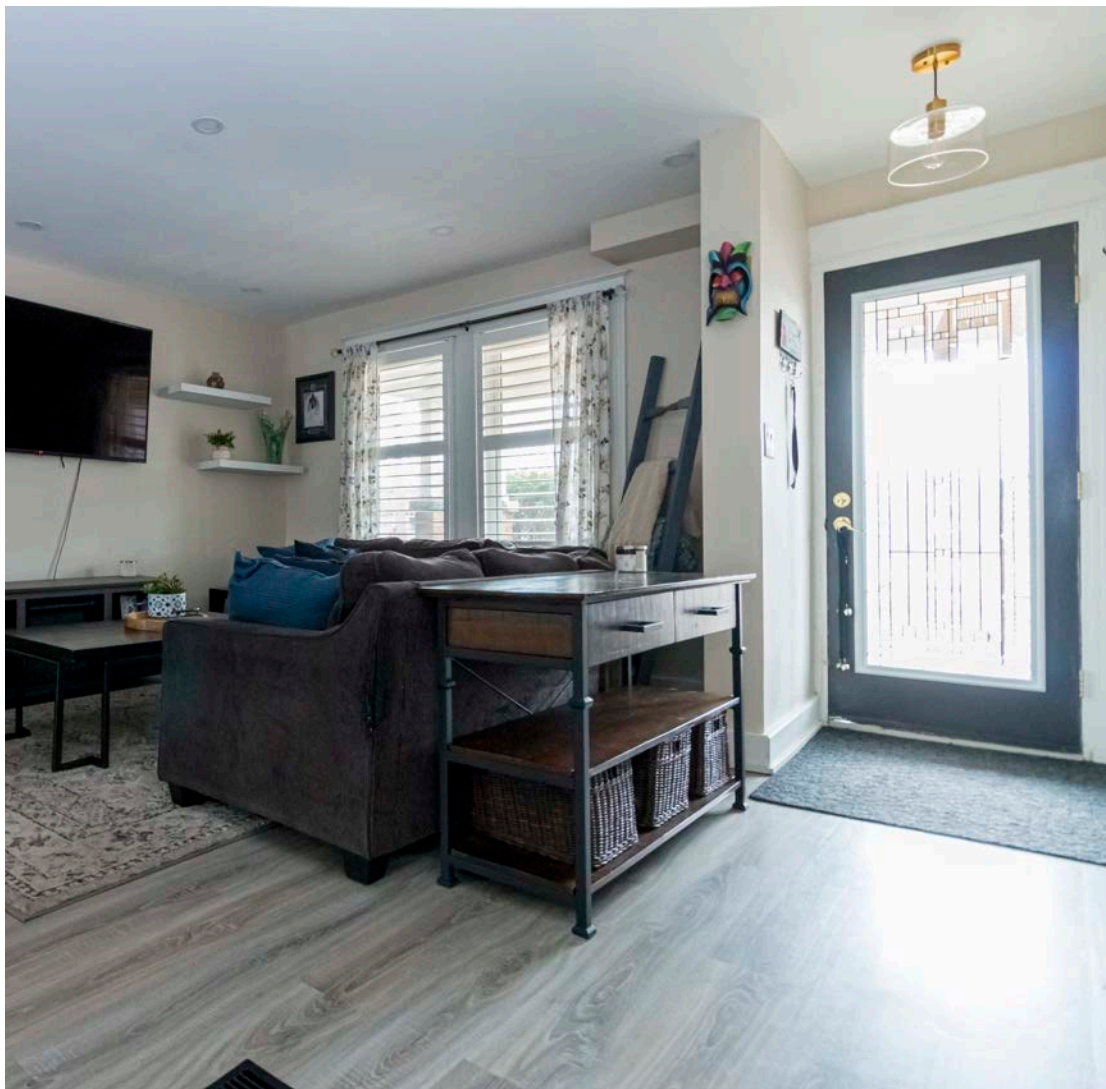






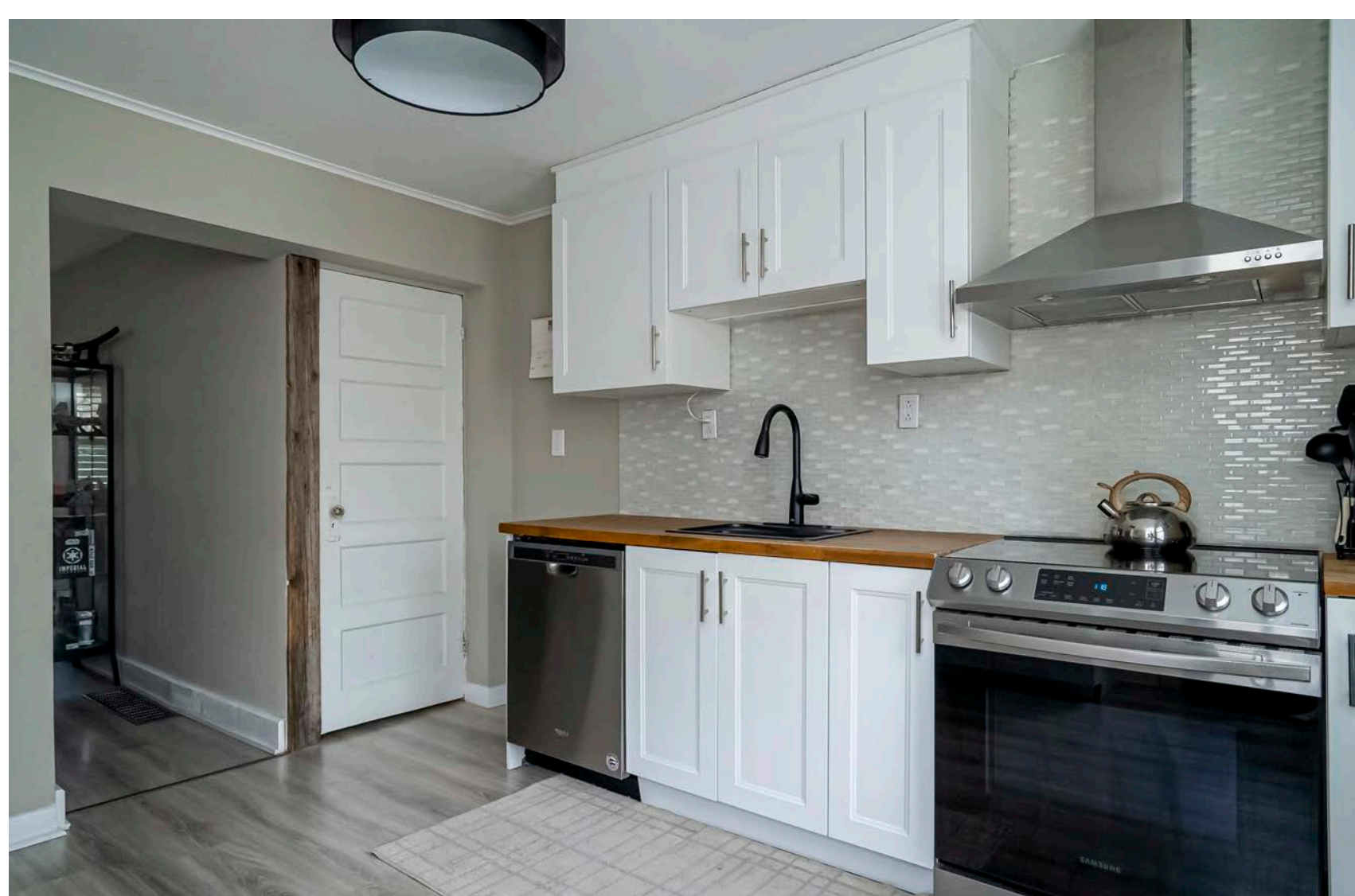


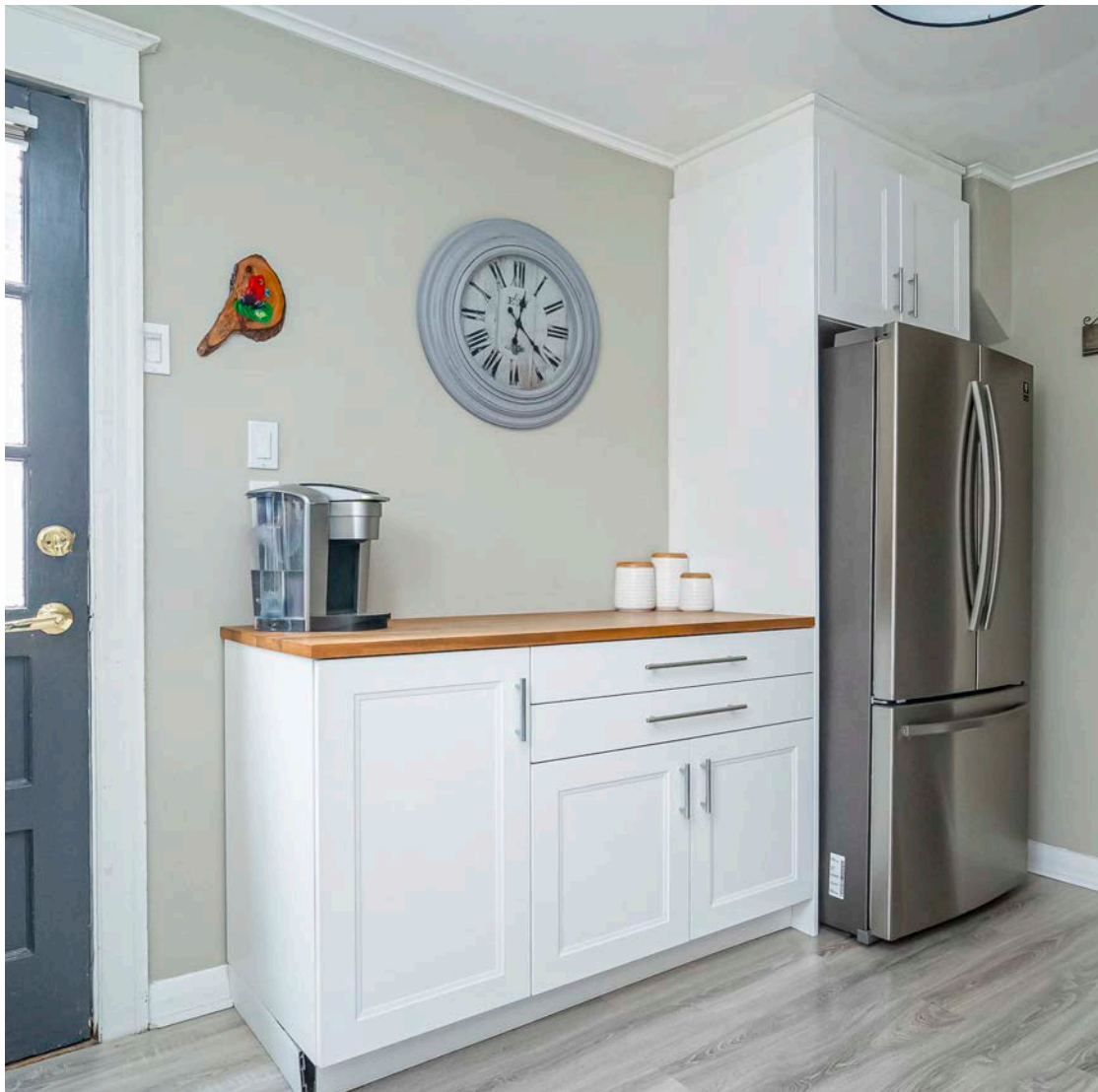




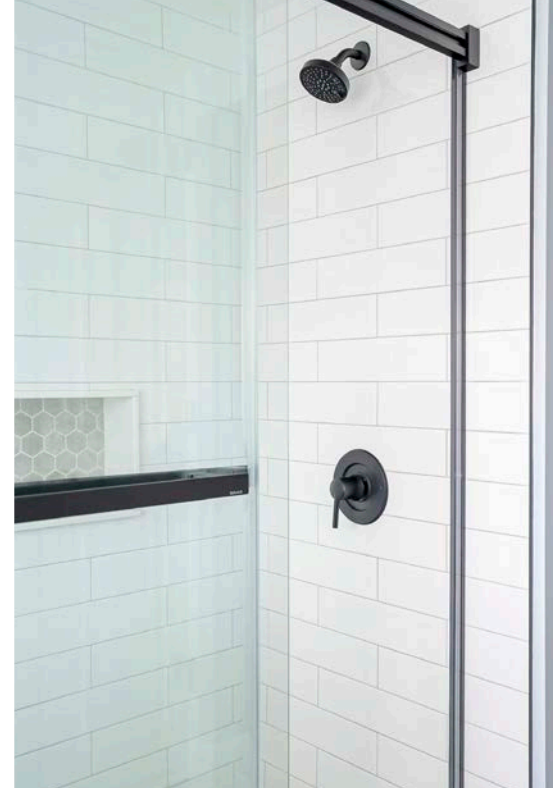
Modern and Chic

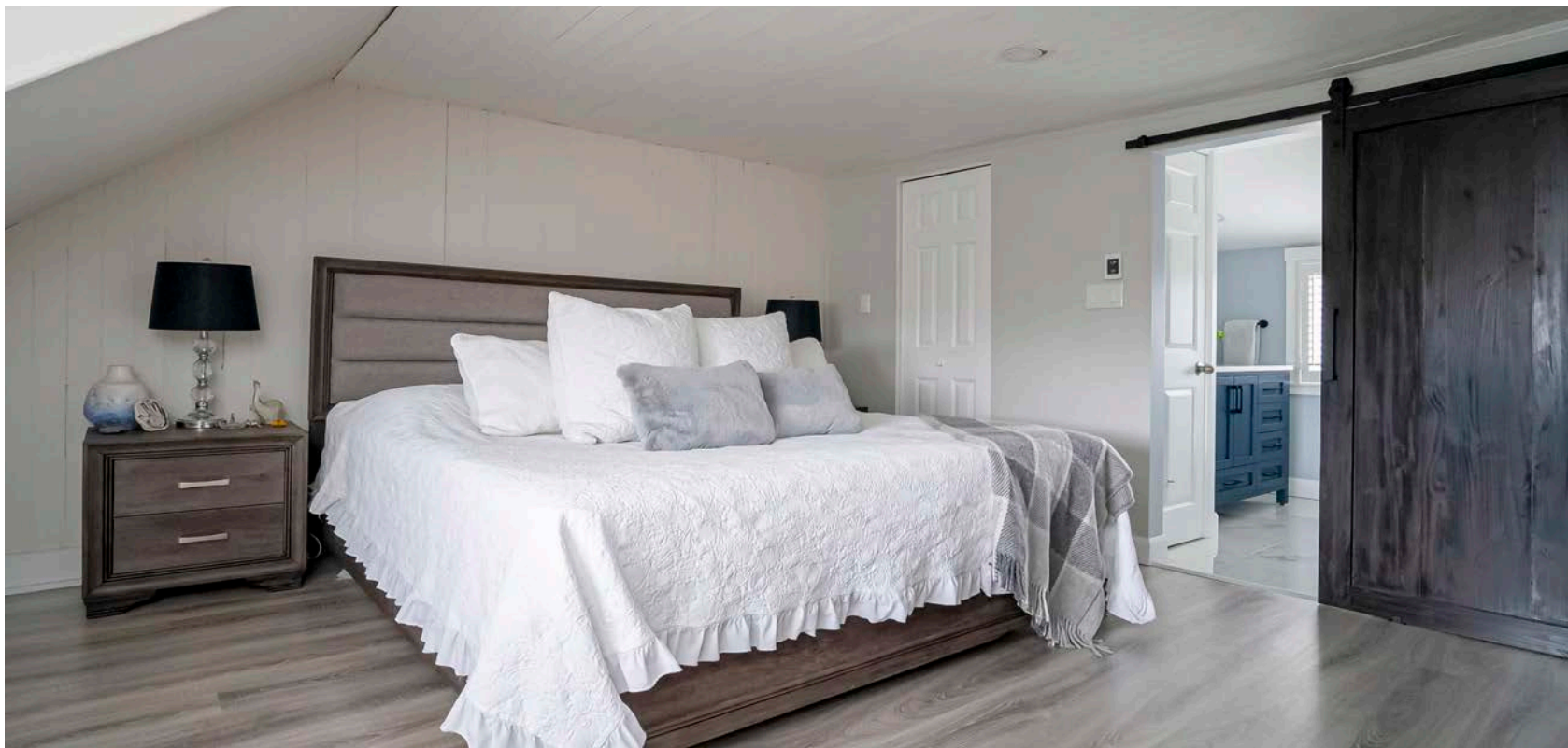
Some additional features include: a renovated kitchen with butcher block counter tops, a renovated main bath and Primary ensuite (2021), new flooring and light fixtures throughout (2020), newer windows (2017), roof and eavestroughs (2017) whole home air conditioning, New electrical panel (2020), replaced the main cast iron drain (2020), gorgeous custom detail wall in living room. 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. Steps away to Gage Park - a gem of Hamilton's downtown core. The 28-hector 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.





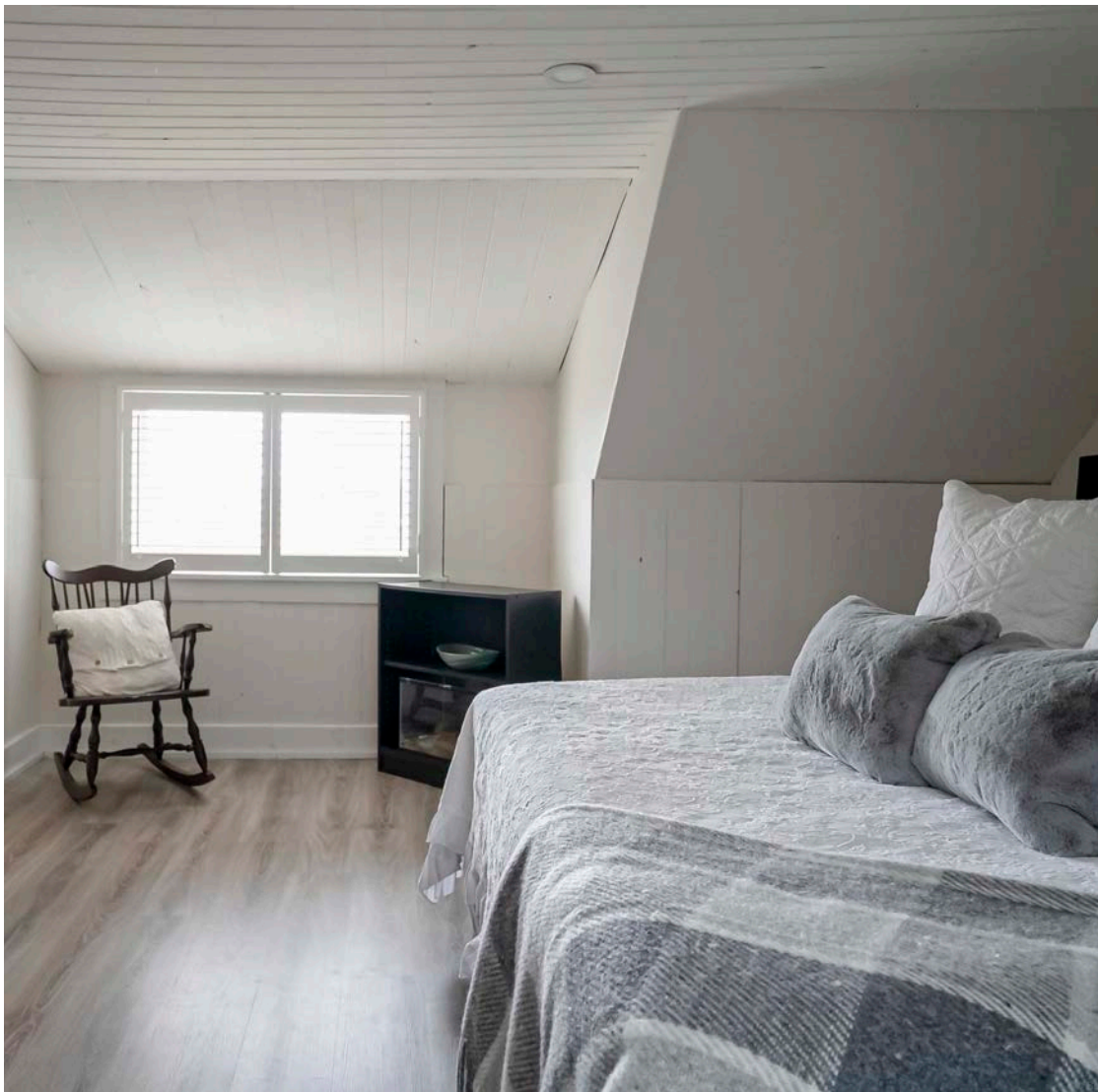
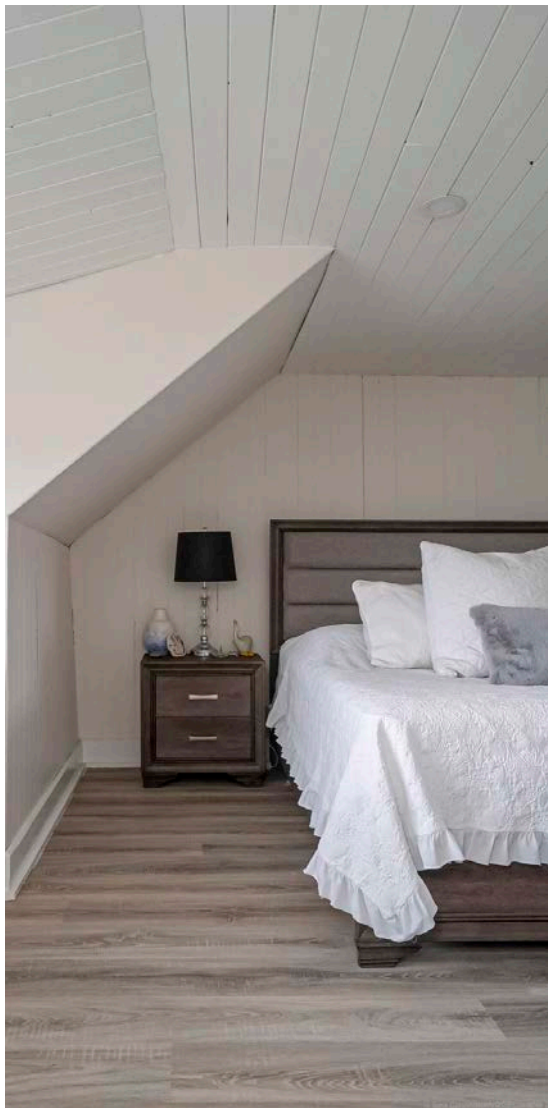
Charming primary bedroom
located on the third floor with
His/her closets and a 3 pc bath.

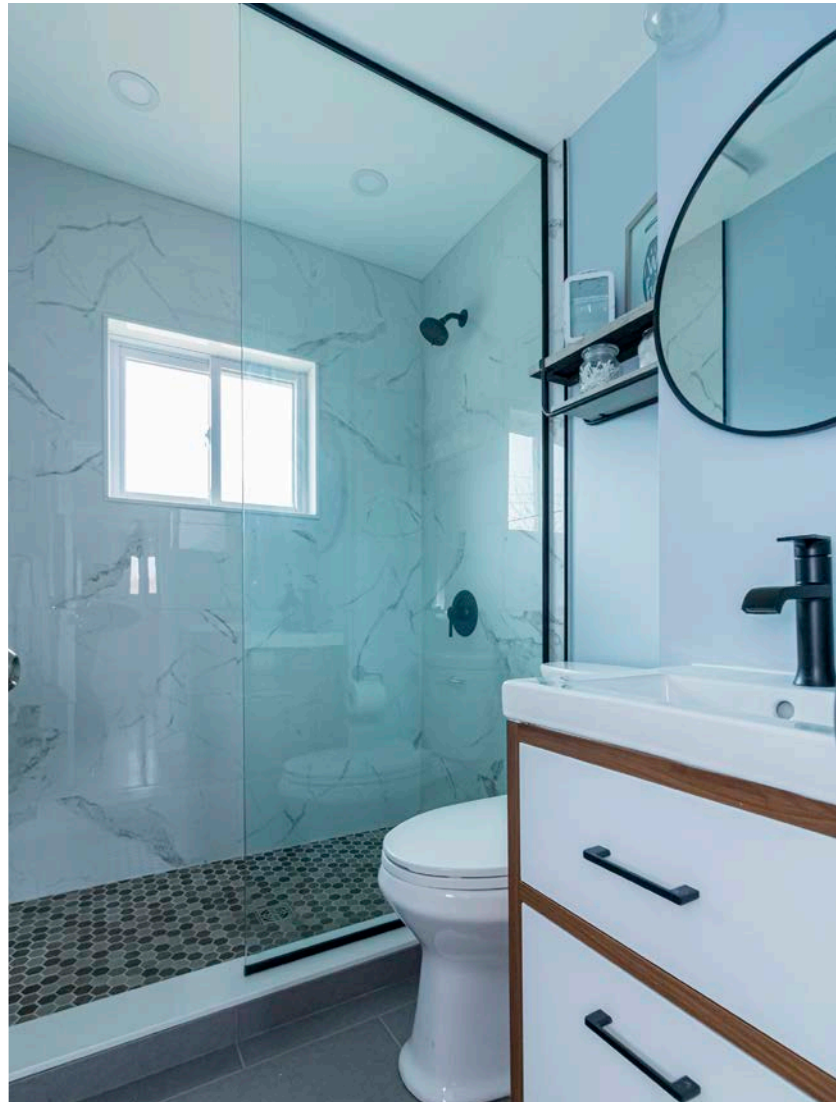
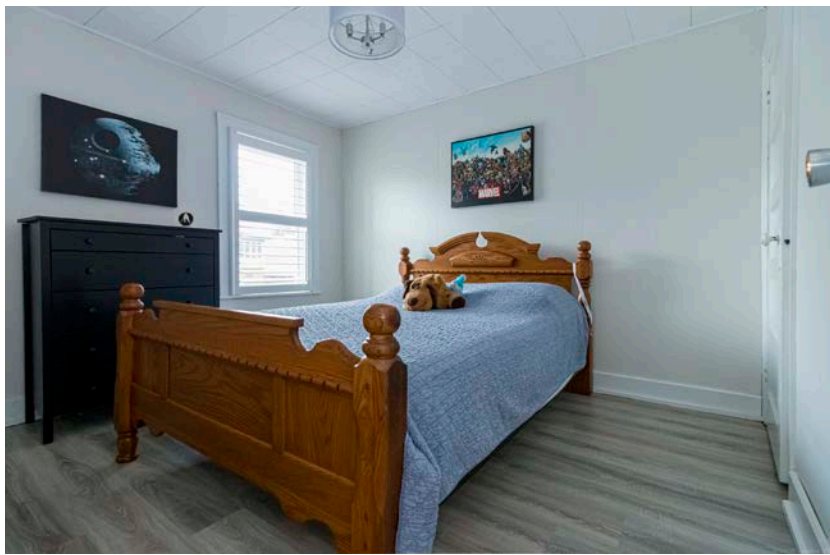




Don't you love the charming characteristics of this home!







39 EAST BEND AVENUE SOUTH, HAMILTON

Home Upgrades:

- Renovated kitchen with butcher block counter tops
- Renovated main bath
- Renovated Primary ensuite (2021)
- New flooring and light fixtures throughout (2020)
- Windows (2017)
- Roof and eavestroughs (2017)
- Air Conditioning through the whole home
- New electrical panel (2020)
- Replaced the main cast iron drain (2020)
- Gorgeous custom detail wall in living room

RESTAURANTS AND SHOPPING:

- Cannon Coffee
- The Hearty Hooligan
- Golden Griddle Family Restaurant
- Caro
- Motel Restaurant
- The Argyle
- Hammerhead's
- Hambrgr
- Merk Snack Bar
- Cafe Limoncello
- Buddy's
- Shorty's Pizza
- Bon Temps
-

PARKS:

- Gage Park
- Tim Hortons Field
- Belview Park
- Montgomery Park
- Parkdale Park

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.



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TEAM

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

