

DATA FOR:



HAMILTON, ONTARIO  
1185 CANNON ST E



**1185 CANNON Street E, Hamilton, L8L 2K2**

Commence Dt: **03/03/2022**

Status: **Active**

MLS®#: **H4127915**

Alt. MLS®#:

Prev Price:

Region: **Hamilton**

Municipality: **Hamilton Centre (20)**

Status: **Active**

Price: **\$399,900**

DOM: **0**

Price Code: **For Sale**

Rooms: **6**

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

Neighbrhd: **Crown Point (201)**

Ownrshp Type: **Freehold**

Property Type: **Residential**

Sub Type: **Freehold**

Fronting On: **North**

Taxes: **\$1,595/2021**

Cross Street: **Ottawa St N**

Directions: **Ottawa ST. N, Left on Cannon @ Grosvenor Ave. N**

Virtual Tour Branded: <http://tours.vogelcreative.ca/1158cannonstreteast>

Lot Frontage: **18.13 Feet**

Lot Depth: **64.83 Feet**

Lot Shape: **Rectangular**

Lot Irregularities:

Sq Ft / Src: **1,029 / 3rd Party**

2 pc Baths: **0**

3 pc Baths: **0**

4 pc Baths: **1**

5+ pc Baths: **0**

Age: **100+ Years**

**Property Details**

**Exterior**

Accessible:

VisitAble:

Soil Type:

**Other (see Remarks)**

Type: **Semi-Detached**

Style: **2 Storey**

Location: **Urban**

Foundation: **Stone**

Year Built:

Sq Ft/Src: **1,029/3rd Party Measuring Service**

Amps:

Volts:

Exterior Finish: **Brick**

Driveway/Park Spcs: **0.0**

Parking Type:

Pool: **None**

Waterfront:

Acres: **less than .50**

Roof Type: **Asphalt Shingle**

Sewers: **Sewer**

Zoning:

Driveway/Parking: **None**

Garage Spaces: **0.0**

Garage/Parking: **None**

Area Influences:

Water Meter:

Water Type:

Shingles Rplc: **2016**

Water Source: **Municipal**

Recreational Use:

Retirement Community:

**Arts Centre, Hospital, Library, Park, Place of Worship, Public Transit, Rec./Commun.Centre, Schools**

**Interior**

Basement Size:

Basement Finish:

Basement Features:

Rental Items:

Inclusions:

**Full**

**Unfinished**

**Hot Water Heater**

**Refrigerator, Gas Stove, Washer, Dryer, All Electrical Light Fixtures, All Window Treatments, Blinds & Rods.**

Fireplace: **Electric**

FP Stove:

Heat Source: **Gas**

Heat Type: **Forced Air**

A/C Type: **None**

Elevator:

Laundry Access: **In-Suite**

Pets Permit: **Yes**

UFFI:

Room Name

Level

L/W/H Imperial

L/W/H Metric

Room Features

**Foyer**

**M**

**Living Room**

**M**

**8'9" x 13'**

**2.67 x 3.96**

**Dining Room**

**M**

**12'9" x 14'9"**

**3.89 x 4.5**

**Kitchen**

**M**

**9'9" x 8'11"**

**2.97 x 2.72**

**Primary Bedroom**

**2**

**9' x 14'9"**

**2.74 x 4.5**

**Bedroom**

**2**

**8'7" x 8'4"**

**2.62 x 2.54**

**Bedroom**

**2**

**8'5" x 8'1"**

**2.57 x 2.46**

**Bathroom**

**2**

**Laundry Room**

**B**

**Storage Room**

**B**

**4-Piece**

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

Condo Fee Rmks:

Pets Permitted: **Yes**

Directions:

**Ottawa ST. N, Left on Cannon @ Grosvenor Ave. N**

Public Remarks:

**3 Bedroom, 1 Bath Semi-Detached Property with Private, Fully Fenced Yard. Perfect Opportunity for Investment or First Time Buyer in Downtown Hamilton Steps from Trendy Ottawa ST. N Shops & Restaurants. Possible Commercial Use, Buyer to Do Due Diligence. Updated Furnace (2020), Roof (2016), Electrical. Ideal Location - Easy Access to QEW/Redhill, Centre Mall, Main Transit Routes.**



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**PHINNEY  
TEAM**



**ROYAL LEPAGE**

**BURLOAK REAL ESTATE SERVICES**

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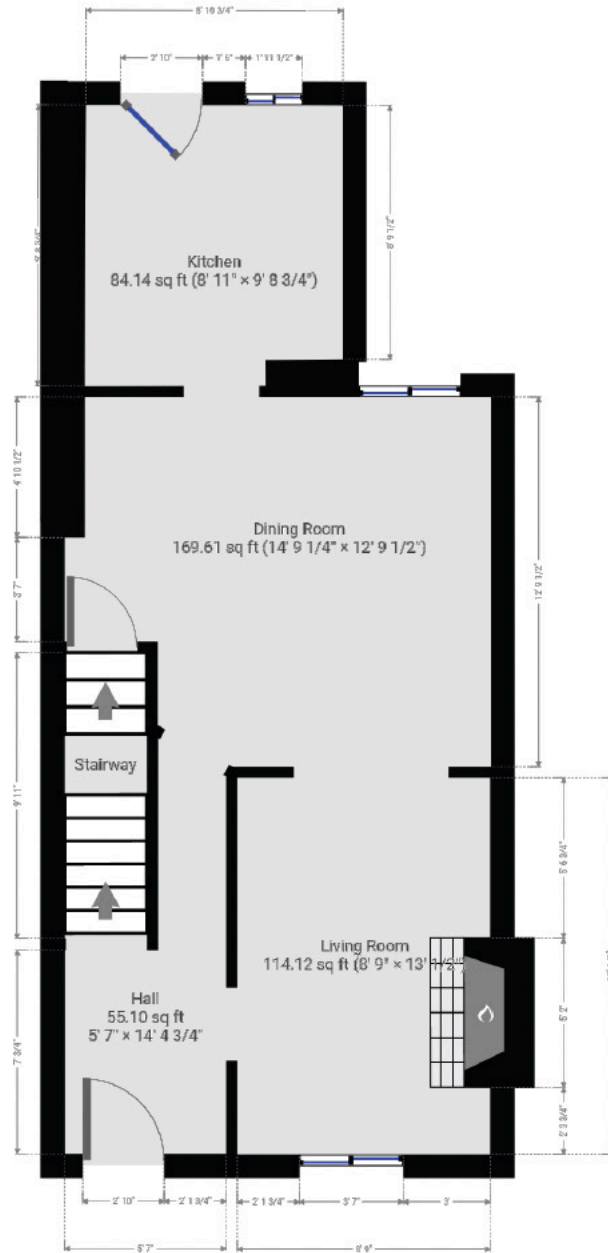
2072 Lakeshore Road  
Burlington, ON L7R 1E3

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.



1185 Cannon St East  
Hamilton, ON

**Total Above Grade Exterior ft<sup>2</sup>**  
Approx Above Ground Exterior Area = 1020.89 ft<sup>2</sup>



**Ground Floor**  
(above grade)

Approx Interior Area = 469.69 ft<sup>2</sup>  
Approx Exterior Area = 559.63 ft<sup>2</sup>



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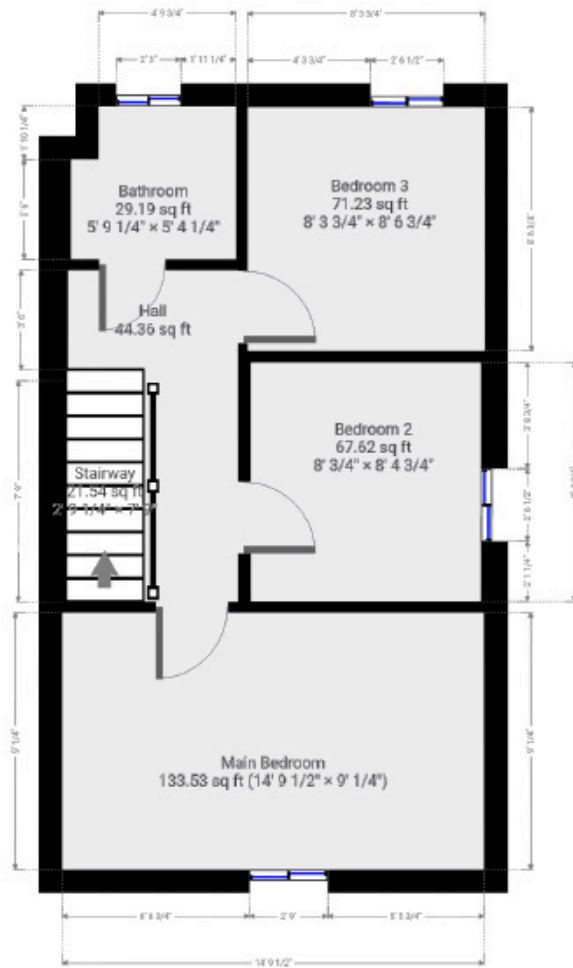
1185 Cannon St East  
Hamilton, ON

Total Above Grade Exterior ft<sup>2</sup>  
Approx Above Ground Exterior Area = 1020.89 ft<sup>2</sup>

Second Floor  
(above grade)



Approx Interior Area = 390.11 ft<sup>2</sup>  
Approx Exterior Area = 461.26 ft<sup>2</sup>



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