

DATA FOR:



HAMILTON, ONTARIO

45 NORTHAMPTON BLVD



45 NORTHAMPTON Boulevard, Stoney Creek, L8E 6C4

Commence Dt: **03/03/2022**
 Status: **Active** Prev Price:
 MLS®#: **H4127855** Region: **Hamilton**
 Alt. MLS®#: Municipality: **Stoney Creek**
 Neighbrhd: **Community Beach / Fifty Point (510)**
 Ownrshp Type: **Freehold** Lot Frontage: **25.00 Feet**
 Property Type: **Residential** Lot Depth: **86.94 Feet**
 Sub Type: **Freehold** Lot Shape: **Rectangular**
 Fronting On: **North** Lot Irregularities:
 Taxes: **\$3,993/2021** Sq Ft / Src: **1,623 / 3rd Party** Age: **16-30 Years**
 Cross Street: **Goldeye Dr.**
 Directions: **Fifty RD to Panorama WAY, L on Westhampton WAY, R on Northampton BLVD.**

Status: **Active**
 Price: **\$799,900**
 DOM: **0**
 Price Code: **For Sale**
 Rooms: **5**
 Bedrooms: **3 (3 + 0)**

2 pc Baths: **1**
 3 pc Baths: **0**
 4 pc Baths: **2**
 5+ pc Baths: **0**

Property Details

Exterior

Accessible: Type: **Townhouse/Rov** Foundation: **Poured Concrete**
 VisitAble: Style: **2 Storey** Year Built:
 Soil Type: **Other (see Remarks)** Location: **Urban** Sq Ft/Src: **1,623/3rd Party Measuring Service**
 Exterior Finish: **Brick, Other (see Remarks)**
 Driveway/Park Spcs: **1.0** Pool: **None** Acres: **less than .50** Sewers: **Sewer**
 Parking Type: Waterfront: Roof Type: **Asphalt Shingle** Zoning:
 Driveway/Parking: **Asphalt** Water Meter: **Yes** Shingles Rplc: **2020**
 Garage Spaces: **1.0** Water Type: Water Source: **Municipal** Recreational Use:
 Garage/Parking: **Attached** Retirement Community:
 School Districts: **Hamilton-Wentworth Catholic District School Board, Hamilton-Wentworth District School Board**
 Elementary Schools: **Winona, St. Gabriel** Secondary Schools: **Orchard Park, St. John Henry Newman**
 Area Influences: **Beach, Greenbelt/Conservation, Lake/Pond, Level, Marina, Park, Place of Worship, Public Transit, Quiet Area, Rec./Commun.Centre, Schools, Water Access**

Interior

Basement Size: **Full** Fireplace: Heat Source: **Gas** Elevator:
 Basement Finish: **Fully Finished** FP Stove: Heat Type: **Forced Air** Laundry Access: **In-Suite**
 Basement Features: A/C Type: **Central Air** Pets Permit: **Yes**
 Rental Items: **Hot Water Heater**
 Interior Features: **Auto Garage Door Remote(s), Central Vacuum**
 Inclusions: **Stainless Steel Refrigerator, Stainless Steel Stove, Stainless Steel Dishwasher, Stainless Steel Microwave/Hood Fan, Washer, Dryer, All Electrical Light Fixtures, Window Blinds & Rods, Automatic Garage Door Opener & Remote(s), Central Vac & Attach**
 Exclusions: **Inclusions cont'd - Nest Thermostat**

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M			
Living Room	M	18'9" x 9'11"	5.71 x 3.02	
Eat in Kitchen	M	13'6" x 19'7"	4.11 x 5.97	
Bathroom	M			2-Piece
Primary Bedroom	2	18'10" x 13'7"	5.74 x 4.14	Walk-in Closet
Ensuite	2			4-Piece
Bedroom	2	12'4" x 10'1"	3.76 x 3.07	
Bedroom	2	12'4" x 9'	3.76 x 2.74	
Bathroom	2			4-Piece
Family Room	B	16'8" x 16'11"	5.08 x 5.16	
Laundry Room	B			
Utility	B			

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

Condo Fee Rmks:

Pets Permitted: **Yes**

Directions:

Fifty RD to Panorama WAY, L on Westhampton WAY, R on Northampton BLVD.

Public Remarks:

Immaculate 3 Bedroom, 2.5 Baths Lakeside Living FREEHOLD Townhome with Newly Renovated Basement. Single Car Garage with Inside Access & Backyard Access. Eat-in Kitchen with Walk-out to Deck & Fully Fenced Yard. Large Master Bedroom with Escarpment Views, Walk-in Closet & Ensuite Bath. Ideal Family Friendly Neighbourhood Directly Across from Lake Point Park, Walk to Fifty Point Conservation, Beach & Marina. Minutes from the QEW Niagara/Toronto & Winona Crossing/Costco Plaza Amenities. Furnace 2018, Roof Shingles 2020.



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PHINNEY
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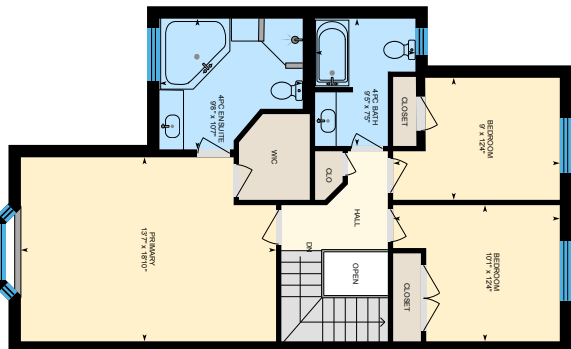


45 Northampton Blvd, Hamilton, ON

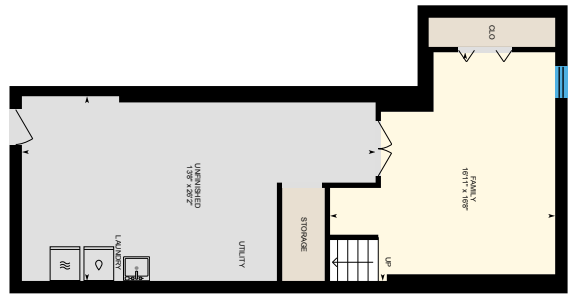
Main Building: Total Exterior Area Above Grade 1623.81 sq ft



1st Floor
Exterior Area 719.46 sq ft



2nd Floor
Exterior Area 904.35 sq ft



Basement (Below Grade)
Exterior Area 883.68 sq ft



While regions are excluded from total floor area in iGUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.



PREPARED: 20220902



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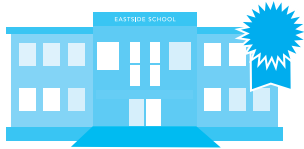


45 Northampton Blvd

Stoney Creek, ON
HOODQ ADDRESS REPORT™

SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Winona ES

Designated Catchment School
Grades PK to 8
301 Lewis Road

ÉÉ Pavillon de la jeunesse

Designated Catchment School
Grades PK to 6
105 High St

É Élém Renaissance

Designated Catchment School
Grades PK to 6
1226 Lockhart Rd

Orchard Park SS

Designated Catchment School
Grades 9 to 12
200 Dewitt Rd

ÉS Georges-P-Vanier

Designated Catchment School
Grades 7 to 12
100 Macklin St N

PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.



John Willson Park

480 Winona Road



15 min

Oakes Road North Leash-Free Dog Park

Oakes Rd N



Winona Park

1328 Barton Street East by Winona Road



Winona Community Centre

255 Winona Road



TRANSIT

For convenient travel around the city, public transit is accessible from this home.



Nearest Rail Transit Stop

Grimsby GO Bus



Nearest Street Level Transit Stop

Casablanca Blvd. @ QEW Park & Ride

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 8.15km.

West Lincoln Memorial Hospital

169 Main St E



Fire Station

939 Barton Street



Police Station

777 Hamilton Regional Rd 8

CONVENIENCE

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



Coffee



Gym



Grocery



Gas Station



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**PHINNEY
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ROYAL LEPAGE

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