



9E-67 CAROLINE STREET SOUTH HAMILTON

Spacious 2 bedroom, 2 bathroom, 1523 square foot apartment-style corner unit condominium in West Hamilton's historic Durand neighbourhood with gorgeous northeastern views towards the downtown core & city hall. Features include a spacious foyer with an oversized closet, eat-in kitchen with white cabinetry/granite countertops/stainless steel appliances/dinette space, an open-concept living/dining room combination with sliding doors leading to a wrap-around balcony, floor-to-ceiling windows, upgraded lighting fixtures, spacious primary retreat with recently updated broadloom, a walk-in closet & 4 piece ensuite bathroom with upgraded countertops, an oversized tub & separate shower, a 2nd spacious bedroom with a walk-in closet, 2nd 4 piece bathroom with upgraded countertops & a shower/tub combination, in-suite laundry facilities, & more. Updated HVAC system in 2022. One underground parking spot (#13). Access to fitness centre & party/meeting room on site. Conveniently located with easy access to major transportation routes, public transit, shops, restaurants, parks, & all other amenities.



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MAIN LEVEL

Foyer	
Living Room	21'7" x 18'6"
Dining Room	8'8" x 7'2"
Kitchen	9'10" x 8'3"
Breakfast	10'3" x 9'10"
Primary Bedroom	23'5" x 12'
Ensuite	4 Piece
Bedroom	18'6" x 9'8"
Bathroom	4 Piece
Laundry	

Room sizes are approximate

LEGAL INFORMATION

Lot Size	Common Elements
Taxes	\$4,022.15 (2022)
Condo Fee	\$943.12/month
Condo Fee Includes	Building Insurance, Common Elements, Exterior Maintenance, Parking, Water Electric (Forced Air)
Heating	Central Air Conditioning
Cooling	N/A
Rental Equip	To Be Arranged
Possession	Underground Parking Spot #13
Parking	

INCLUSIONS/EXCLUSIONS

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, electrical light fixtures, window coverings/blinds/draperies

Exclusions: TV and wall mounts



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