

## 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.

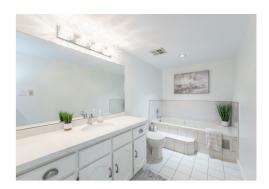


















## **MAIN LEVEL**

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

Room sizes are approximate

Laundry

## 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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