

Age of house – 131 years (1890)
Current owners since 2014
Square feet - 2,100
Bedrooms - 4
Bathrooms - 2
Property - 55.79 X 88.47 FT - Irregular - Widths & Depths Vary.

78 ARKLEDUN
AVENUE,
HAMILTON

Full Legal Description:

LT 16, REGISTRAR'S COMPILED PLAN 1497 ; HAMILTON

Inclusions:

- Washer, Dryer, Fridge, Stove, Furnace, Water Heater.

Exclusions:

- Tenants Belongings

Parking:

Adjacent lot has been leased from the City for parking. New owners can do the same. Previous lease (from 2015 to 2019) cost \$720/year. Renewal is the responsibility of new owner

Updates:

- electrical, plumbing
- furnace (2020)
- vinyl windows (2014)
- owned water heater (2017)
- newer appliances (some with warranty)

Features:

- All brick and river rock construction
- Private Wooded Lot
- No Immediate Neighbours
- Separate Entrance/Walk-up from Basement
- Highly Sought South West Durand Neighbourhood



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COVID -19
PROTOCOL

SHOWING PROTOCOL

PLEASE REMOVE YOUR SHOES



PLEASE USE HAND SANITIZER



PLEASE DO NOT USE BATHROOMS

THANK YOU!



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