

Age of house - 152 years (1870)
Current owners since 2013
Square feet - 1,460 (as per GeoWarehouse)
Bedrooms - 3
Bathrooms - 2
Property - 22.01 X 90 FT

221 BALMORAL
AVENUE NORTH,
HAMILTON

Full Legal Description:

PT LT 1 BLK 26 PL 127 AS IN AB197844, T/W VM253572; CITY OF HAMILTON

Utilities:

- Hydro - \$
- Water - \$
- Gas - \$

Inclusions:

- Washer, Dryer, Fridge, Stove, Furnace, C/Air, Water Heater

Exclusions:

- Tenants Belongings

Features:

- Steps to James St North Art and Restaurant district, West Harbour GO, Bayfront Park and so much more
- 95 Walk Score
- Private Parking
- Private Rear Patio & Large Fenced Backyard

Upgrades:

- New Front Concrete Drive & Walkways
- Many Vinyl Windows Replaced
- Furnace & Central Air
- Updated Electrical, Windows & Plumbing



Tyson Brandow
905-320-6651
tyson@brandow.ca

Tanya DiNicolantonio
416-520-8567
tanya@brandow.ca

Barbara Brandow
905-928-8280
barb@brandow.ca

COVID -19
PROTOCOL

SHOWING PROTOCOL

PLEASE REMOVE YOUR SHOES



PLEASE USE HAND SANITIZER



PLEASE DO NOT USE BATHROOMS

THANK YOU!



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