

Age of house – 109 years (1913)

Current owners since 2006

Square feet - 1050

Bedrooms - 3

Bathrooms - 2

Property - 22 X 68 FT

47 HOLTON AVE N
SHOWING NOTES

Full Legal Description:

PT LTS 41, 42 & 43, PL 473 , AS IN CD348779 ; HAMILTON

Inclusions:

- Stove, Microwave, All Electric Light Fixtures, All Window Coverings, Shed, and In the Basement: TV, Bracket, Sound Bar & Electric Fireplace.

Exclusions:

- Fridge.

Rental Items:

- Hot Water Heater.

Features & Upgrades:

- Solid Brick Home
- Open Concept Main Floor
- Main Floor Laundry
- Separate Entrance/Walk-Up from Basement
- Potential to Access/Finish the Attic
- Low Maintenance Backyard
- Parking for 2 cars
- Convenient Location
- Updated Electrical -2021
- Updated Bathrooms
- Updated Floors
- Recently Finished Basement with Tall Ceilings



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SHOWING
PROTOCOL

PLEASE REMOVE YOUR SHOES



PLEASE USE HAND SANITIZER



PLEASE LEAVE LIGHTS ON



PLEASE DO NOT USE BATHROOMS

THANK YOU!



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