

Age of house - 124 years (1899)

Current owners since 2015

Square feet - 1,133

Bedrooms - 3

Bathrooms - 2

Property - 33.58 X 149 FT

176 WOOD ST. E  
SHOWING NOTES

**Full Legal Description:**

PT LT 15 PL 71 AS IN VM265140, S/T & T/W VM265140; CITY OF HAMILTON

**Inclusions:**

- Fridge
- Stove
- Washer
- Dryer
- Dishwasher
- Built-in microwave
- All electric light fixtures
- Bathroom mirrors
- Water heater

**Exclusions:**

- None

**Rental Items:**

- None

**Features & Upgrades:**

- Kitchen - 2022
- Bathroom(s) - 2022
- New Floors
- Roof 2017
- High Efficiency Furnace 2019
- Hot water heater 2019
- Interior / Exterior paint - 2022
- Floors throughout - 2022
- Main Floor Laundry - 2022
- All Appliances - 2022
- A/C - older



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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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