

\$824,900 - 199 Kimberly Drive, Hamilton

MLS® #40710312

\$824,900

4 Bedroom, 4.00 Bathroom, 1,150 sqft

Single Family on 0.00 Acres

241 - Rosedale, Hamilton, Ontario

This is without a doubt the best value in the Rosedale Area right now! Hundreds of thousands spent on valuable updates. This home has been completely restored from the outside walls upgrades include spray foam insulation, dry wall, doors, trim, windows, electrical, plumbing, heating ducts, furnace, central air, siding, down spouts, sump pump, weeping tile, concrete retaining wall with iron fencing and new concrete double driveway parking for up to 5 cars. Bigger than it looks this home consists of 3+1 bedrooms 3 1/2 bathrooms with large main floor primary bedroom with ensuite & laundry facilities. Fully finished basement with beautiful fully functioning in law suite consists of one bedroom, kitchen, bathroom, living room, dining room, laundry & five appliances with private separate entrance. High quality materials and workmanship shows like new. Located in a very quite sought after area in the south east corner of town. Tucked beneath the escarpment in King Forest, directly across from the Kings Forest Golf Course, the Rosedale Community Center and Hockey Arena. Surrounded by the escarpment, golf course, parks, forest, green space, creek, trails, walking/training stairs, community center, hockey arena, municipal pool, shopping, schools, places to worship, on the public transportation route. This home and location makes for a lovely place to live and raise a family. Quick access to The Red Hill Expressway, the QEW, the escarpment & the



downtown core. This home is located in one of Hamilton's most sought after areas. The Rosedale Community This home is loaded with expensive, valuable, high quality upgrades with excellent craftsmanship and materials. This home was restored for the current owners retirement, plans have changed and now its available. Restored with an incredible amount of thought, effort, planning, money and design. This home is a must see to fully appreciate what this home has to offer. Now priced to sell motivated sellers (id:6289)

Built in 1951

Essential Information

Listing #	40710312
Price	\$824,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,150
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Freehold

Community Information

Address	199 Kimberly Drive
Subdivision	241 - Rosedale
City	Hamilton
Province	Ontario
Postal Code	L8K4L2

Amenities

Amenities	Golf Nearby, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Corner Site, Conservation/green belt, Sump Pump, In-Law Suite
Parking Spaces	5

Interior

Appliances	Dishwasher, Water meter
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
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Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
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