

# \$777,888 - 12 Rapids Lane, Hamilton

MLS® #40754269

**\$777,888**

3 Bedroom, 3.00 Bathroom, 1,990 sqft

Single Family on 0.00 Acres

282 - Vincent, Hamilton, Ontario

Welcome to 12 Rapids Lane a beautifully appointed end-unit freehold townhouse that offers the perfect combination of comfort, style, and functional living across three thoughtfully designed levels. From the moment you step inside, you'll appreciate the natural light that fills this freshly painted home, creating a warm and inviting atmosphere throughout. The ground level features a highly versatile space with its own separate entrance ideal for a home office, guest bedroom, in-law suite, or a cozy lounge area. With direct walkout access to the backyard, this level offers excellent flexibility for multi-generational living or work-from-home convenience. On the second floor, you'll find an expansive open-concept layout designed to bring people together. Whether you're entertaining guests or enjoying a quiet family night in, this space effortlessly accommodates your lifestyle. The modern, upgraded kitchen features elegant quartz countertops, high-end cabinetry, and a seamless flow into the dining area with walkout to a private balcony perfect for your morning coffee. The spacious family room offers a great space to relax, and a stylish 2-piece powder room adds convenience for guests. Retreat to the third level, where you'll find the serene primary bedroom, complete with a walk-in closet and a private 3-piece ensuite bath. Two additional generously sized bedrooms provide ample space for family or guests, while the 4-piece main bath and bedroom-level laundry ensure daily routines



are as convenient as they are comfortable. The unfinished basement is a blank canvas offering excellent potential to expand your living space, create a recreation room, gym, additional storage. Located in a sought-after Hamilton neighbourhood, this move-in ready home is close to schools, parks, shopping, and transit. With quick access to the Red Hill Valley Parkway and major highways, this home checks all the boxes. Don't miss your chance to make it yours! (id:6289)

Built in 2020

**Essential Information**

Listing #	40754269
Price	\$777,888
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,990
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Freehold
Style	3 Level

**Community Information**

Address	12 Rapids Lane
Subdivision	282 - Vincent
City	Hamilton
Province	Ontario
Postal Code	L8K0A3

**Amenities**

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Balcony, Paved driveway, No Pet Home
Parking Spaces	2
Parking	Attached Garage, Visitor Parking

# of Garages 1

### Interior

Appliances Dishwasher, Refrigerator, Stove, Water meter, Washer, Hood Fan, Window Coverings

Heating Natural gas Forced air

Cooling Central air conditioning

# of Stories 3

### Exterior

Exterior Brick, Stone, Vinyl siding

Foundation Poured Concrete

### Listing Details

Listing Office RE/MAX Real Estate Centre Inc.



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