

\$749,900 - 10 Villa Court, Hamilton

MLS® #40761350

\$749,900

4 Bedroom, 2.00 Bathroom, 1,991 sqft

Single Family on 0.00 Acres

264 - Templemead, Hamilton, Ontario

Beautifully updated 3+1 bdrm 4-level backsplit in quiet family-friendly court in Hamilton's desirable Templemead neighbourhood! Charming home blends style & functionality offering perfect sanctuary for growing families. Front porch W/charming arches welcomes you into the home. Heart of the home is stunning kitchen renovated in 2019 W/Caesarstone counters, subway tile backsplash, full-height white cabinetry, mostly S/S appliances & 2 pantry cupboards. Centre island W/pendant lighting make it a hub for casual meals & entertaining. Adjoining dining area easily fits large table for formal gatherings! Luxury cushioned vinyl plank floors provide warm & soft feel underfoot, leading to living room where newer hardwood floors & bay window let natural light in. This open-concept space is ideal for relaxing & hosting guests. A few steps up reveal 3 bdrms W/closet space & natural light. Primary bdrm offers direct access to cheater ensuite W/large vanity & shower/tub. Lower level incl. rec room W/brick wood-burning fireplace & sizable window creating warm atmosphere. There is 2pc bath & space for an office or a 4th bdrm. Down a few more steps is a massive versatile room—perfect for playroom, gym or hobby room. Utility room offers laundry & storage. Completing this level is 28ft cold room. Sep entrance to bsmt opens the door to creating future in-law suite! Outside enjoy oversized back deck W/natural gas line, ideal for BBQs & lounging. Cool off in above-ground heated



saltwater pool or unwind around firepit area.
Fully fenced yard surrounded by gardens ensures a safe spot for kids & pets. Shed for storage. Updates incl: 2024 LG washer/dryer, 2019 power vented HWT, 2018 furnace & AC, updated electrical panel & approx 3yr old pool linerâ€”providing peace of mind for yrs to come! Steps from Templemead Elementary School & park. Mins from shopping, groceries, restaurants, banks & more. Less than 10-min drive to 403, commuting to Burlington, Oakville, Mississauga & Toronto is a breeze!
(id:6289)

Built in 1975

Essential Information

Listing #	40761350
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	1,991
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Freehold

Community Information

Address	10 Villa Court
Subdivision	264 - Templemead
City	Hamilton
Province	Ontario
Postal Code	L8W1M2

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Cul-de-sac, Paved driveway
Parking Spaces	3

Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Stove, Washer, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
Has Basement	Yes

Exterior

Exterior	Brick, Concrete
Construction	Concrete block, Concrete Walls
Foundation	Block

Listing Details

Listing Office	RE/MAX REAL ESTATE CENTRE INC., BROKERAGE
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