

\$649,000 - 97 Bell Avenue, Hamilton

MLS® #40771567

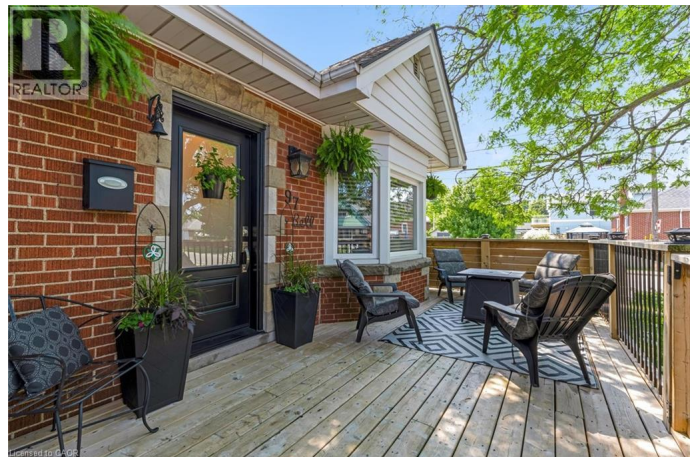
\$649,000

3 Bedroom, 2.00 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

240 - Bartonville/Glenview, Hamilton, Ontario

Are you looking to downsize or maybe you're looking at buying your first home or you happen to be looking for a new home that has nothing left for you to do but enjoy and relax? Well, look no further! You'll feel right at home at 97 Bell Avenue. For the first time this multi year Trillium Award winning home will leave the original owner's family and is being offered to the public. This all brick bungalow boasts a recent front porch that'll make you want to sit in the shade of the massive Honey Locust tree and watch the days go by. But, there's so much more! Through the front door you'll step into the open concept main level with all kinds of space to entertain. From the sun filled living room through to the spacious dining room and beyond to the kitchen with breakfast peninsula all plenty of counter space, you'll enjoy the open style living for sure. A barn door separates the living areas from the bedrooms and the main bathroom, providing a divide and added privacy when desired yet also allowing for a more spacious feel when opened up. Downstairs offers a great space for groups to gather. A spacious recroom along with a third bedroom, an office/dressing room and a three piece bath make for an in-law type of space or a great retreat for those who want their own space. Storage, laundry and your utilities make up the utility room. Now, for the backyard. From the kitchen you can step out to the sun room that overlooks your backyard. A recently installed Vita Spa Hot Tub sits



adjacent the gazebo which has a fire table and dining for six people. The backyard boardwalks are lined with more perennials, a Koi pond with waterfall, numerous sunny and shady areas and a side access to the garage which is currently set up as a Man Cave yet is easily converted back to covered parking if youâ€™d prefer. Donâ€™t miss out on this rare opportunity to live in a home that offers so much and will let you put your feet up while putting home improvements in the past!
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Essential Information

Listing #	40771567
Price	\$649,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,455
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	97 Bell Avenue
Subdivision	240 - Bartonville/Glenview
City	Hamilton
Province	Ontario
Postal Code	L8K3E2

Amenities

Amenities	Golf Nearby, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Utilities	Cable, Natural Gas
Features	Ravine, Conservation/green belt, Paved driveway, Gazebo, Private Yard
Parking Spaces	2
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Water meter, Washer, Hot Tub
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood,Electric
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
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Listing Details

Listing Office	Right at Home Realty
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