

# \$339,900 - 705 - 57 12th Concession Road E, Hamilton

MLS® #X12160906

**\$339,900**

1 Bedroom, 1.00 Bathroom,  
Single Family

Rural Flamborough, Hamilton, Ontario

Welcome to the serene setting at Fernbrook Resort, a 50+ lifestyle cottage atmosphere w/clubhouse amenities including an indoor & outdoor pool. This open concept 1-bedroom home sits on a premium pie-shaped lot faces a pond and backs on to a forest!! Home has been recently renovated (2020) from top to bottom, has a beautiful beach vibe, a must see!! Vinyl plank flooring throughout, Caesarstone countertops, top of line appliances. The kitchen is open to the dining room and family room - great for entertaining. The family room boast a beautiful gas(propane) fireplace, the dining room also has a wood-burning stove. 3-piece bathroom, laundry room. Sunny large front deck for enjoying your morning coffee. There are 2 sheds, one on the side of the property and one in the rear for storage. The clubhouse includes tennis courts, indoor pool, gym, outdoor pool, hot tub and suntan deck. Centrally located for quick access to QEW and 401, Waterdown, Hamilton, Guelph, Cambridge. Units cannot be financed or used as collateral for a loan. Lot fees are approx. \$801/Month to be verified with park management which includes lot, taxes, water, water testing, and use of the resort amenities. Hydro, propane extra. Buyer must be approved by the Park. (id:6289)



## Essential Information

Listing # X12160906

|           |                       |
|-----------|-----------------------|
| Price     | \$339,900             |
| Bedrooms  | 1                     |
| Bathrooms | 1.00                  |
| Type      | Single Family         |
| Sub-Type  | Leasehold/Leased Land |
| Style     | Bungalow              |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 705 - 57 12th Concession Road E |
| Subdivision | Rural Flamborough               |
| City        | Hamilton                        |
| Province    | Ontario                         |
| Postal Code | L0R1K0                          |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Fireplace(s)                        |
| Features       | Wooded area, Flat site, Carpet Free |
| Parking Spaces | 4                                   |
| Parking        | No Garage                           |
| View           | Lake view                           |
| Has Pool       | Yes                                 |
| Pool           | Indoor pool, Outdoor pool           |

### Interior

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| Appliances      | Water Heater, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator |
| Heating         | Propane Forced air                                                             |
| Cooling         | None                                                                           |
| Fireplace       | Yes                                                                            |
| # of Fireplaces | 3                                                                              |
| # of Stories    | 1                                                                              |

### Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Vinyl siding    |
| Foundation | Poured Concrete |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | KELLER WILLIAMS EDGE REALTY |
|----------------|-----------------------------|



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