

\$1,249,000 - 25 Orchard Hill, Hamilton (kirkendall)

MLS® #X12334757

\$1,249,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Kirkendall, Hamilton (kirkendall), Ontario

South Kirkendall welcomes you to 25 Orchard Hill! This extensively renovated home, originally built in 1912 with a significant 1,000 sf addition in 2017, seamlessly blends classic charm with modern luxury. Step inside and be impressed by the large open-concept main floor, featuring rich dark hardwood floors throughout. The gorgeous coffered ceilings in the dining area add an elegant touch. The stunning kitchen is a chef's dream, boasting sleek granite countertops, high-end stainless steel appliances, including a stylish range hood, and an abundance of grey cabinetry for storage. A spacious kitchen island with seating provides a perfect spot for casual meals and entertaining. The addition includes a highly functional and beautifully designed laundry/mudroom, complete with a stacked washer and dryer, built-in storage solutions, a convenient sink, and a practical bench with hooks and drawers. Upstairs, you'll find large, bright bedrooms, all featuring hardwood floors and ample natural light. The beautifully updated washrooms showcase modern fixtures and finishes. The Master Bedroom offers a true sanctuary with its own en-suite featuring a luxurious soaker tub situated under a skylight, perfect for unwinding. Outside, the property boasts a good-sized backyard with a well-maintained lawn, a wooden deck ideal for outdoor relaxation, and mature trees offering shade and privacy. Beyond the beautiful interiors, the location at 25 Orchard Hill is exceptional. Nestled in the MOST desirable



neighbourhood in Hamilton, you'll enjoy easy access to fantastic parks and trails, including the popular Chedoke Park, nearby Victoria Park, and the scenic Bruce Trail. You'll also appreciate being within walking distance to Aberdeen & Locke Street's vibrant shops and restaurants, amazing schools, and public transit. Don't miss your chance to own this "super cool hipster" home in a prime location! Come and take a look before it's gone.

(id:6289)

Essential Information

Listing #	X12334757
Price	\$1,249,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	25 Orchard Hill
Subdivision	Kirkendall
City	Hamilton (kirkendall)
Province	Ontario
Postal Code	L8P2V6

Amenities

Features	Carpet Free
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Dryer, Hood Fan, Range, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

of Stories 2

Exterior

Exterior Brick, Vinyl siding
Lot Description 35.5 x 105 FT
Foundation Stone

Listing Details

Listing Office ROYAL LEPAGE MACRO REALTY



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