

\$500,000 - 78 Martimas Avenue, Hamilton (Industrial Sector)

MLS® #X12339306

\$500,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Industrial Sector, Hamilton (Industrial Sector),
Ontario

Nicely renovated 3-bedroom, 3-bathroom spacious detached home on good size deep lot with 2 parking spaces. Featuring a bright and functional open-concept layout. The main floor boasts high ceilings, a custom kitchen with full-height cabinetry, crown moulding, under-cabinet LED lighting, and stainless steel appliances. Enjoy a carpet-free interior with newer windows and doors, LED lighting throughout, and a beautiful oak staircase. The fully finished basement with high ceilings, offers potential for adding a one bedroom basement apartment that could earn over \$1400/month rental income, providing excellent affordability for Owners. Or you might decide to rent the Upper level and generate \$2450/month additional income! Great potential investment property! Exterior upgrades include newer fencing, concrete walkways, a newer built front porch, large rear deck, and sodded backyard and side yards, ideal for entertaining. Gas hookups are available for both BBQ and kitchen stove. Roof replaced in 2023 with transferable warranty valid through 2038. Ducts were cleaned for added peace of mind. Good location just minutes from major highways (QEW & 403), Hamilton GO Centre, hospitals, Lake Ontario, Mohawk College, McMaster University, John C. Munro Airport, schools, and parks. This move-in ready home offers a good blend of



style, comfort, and convenience. Newer Full-size Stainless Steel: Fridge, Stove, built-in Dishwasher and Range Hood. Full size white washer and dryer. Replaced Furnace and Central Air Conditioner. Exceptional opportunity. Shows well. (id:6289)

Essential Information

Listing #	X12339306
Price	\$500,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	78 Martimas Avenue
Subdivision	Industrial Sector
City	Hamilton (industrial Sector)
Province	Ontario
Postal Code	L8H3N3

Amenities

Features	Flat site, Lane, Carpet Free
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick Facing, Aluminum siding
Lot Description	25.1 x 114.3 FT
Foundation	Block

Listing Details

Listing Office EXP REALTY



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