

\$1,099,900 - 14 Chatham Street, Hamilton (kirkendall)

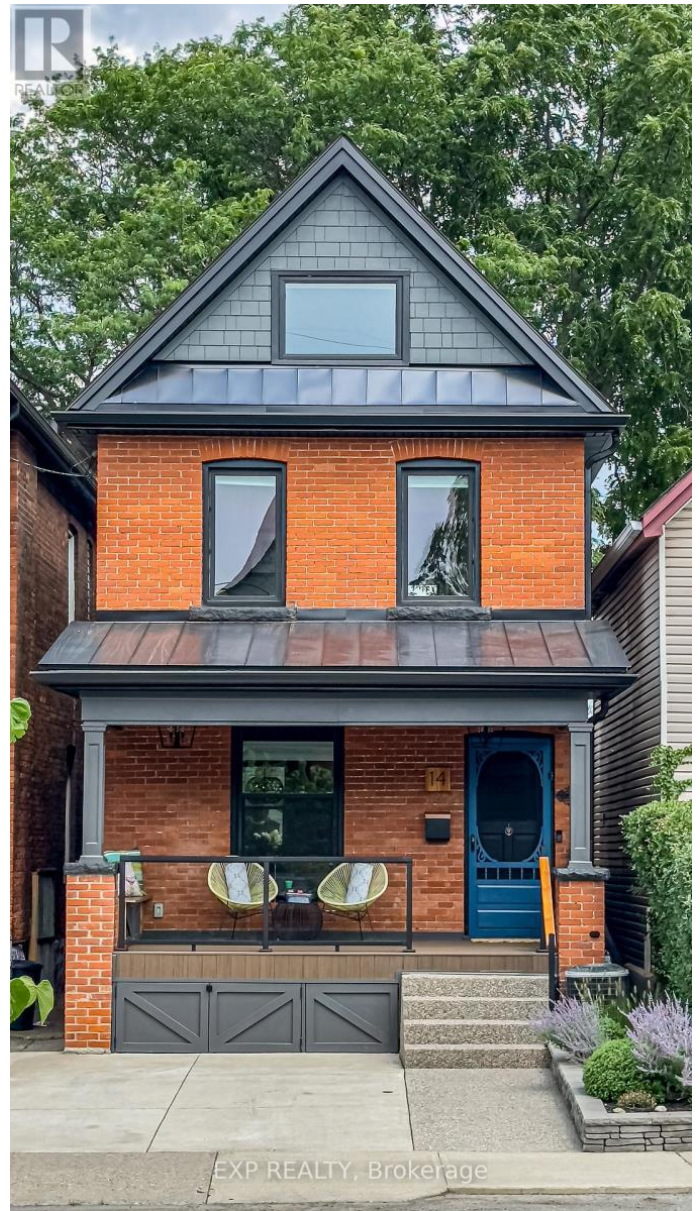
MLS® #X12341911

\$1,099,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Kirkendall, Hamilton (kirkendall), Ontario

14 Chatham Street - Where timeless character meets modern perfection. Steps from Locke Street, this is the Hamilton home you'll never want to leave. Spanning over 2,000 sq. ft. across four light-filled floors, it's been thoughtfully designed to maximize every detail, bringing its full potential to life. This south-facing 4-bedroom, 2-bath beauty blends original charm with modern updates. At its heart is a beautifully renovated kitchen featuring a farmhouse sink, granite and wood counters, classic cabinetry, a striking backsplash, and brand-new Frigidaire Professional Series appliances perfect for cooking, gathering, and enjoying. Refinished original hardwood floors flow throughout, complemented by new lighting, fresh neutral paint, and smart home features. The open loft/4th bedroom is an ideal primary retreat, private office, family flex space, or secluded guest quarters - with roughed-in waterlines already in place, your imagination is the limit. The main bath is tastefully updated, while the fully finished basement offers a second full bath with tub, a dedicated laundry area, generous storage, and a versatile rec room, or kids play space. Modern comforts are built in - from a new Lennox 2-stage furnace and tankless water heater to updated insulation, plumbing, electrical, HVAC, and even an EV charger rough-in. Outside, enjoy a new composite porch and spacious deck overlooking lush gardens and mature trees. Recent exterior upgrades include a metal roof,



soffits, eavestroughs, Hardie board, aluminum siding, and more. All this, just steps from Locke Streets caf  s, boutiques, restaurants, and farmers market, and within catchment for top-rated schools (including French immersion). Coffee on the porch. Friends in the kitchen. Adventures at your doorstep - this is where life happens. (id:6289)

Essential Information

Listing #	X12341911
Price	\$1,099,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	14 Chatham Street
Subdivision	Kirkendall
City	Hamilton (kirkendall)
Province	Ontario
Postal Code	L8P2B2

Amenities

Amenities	Hospital, Park, Place of Worship, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Flat site
Parking Spaces	1
Parking	No Garage
View	City view

Interior

Appliances	Water Heater, Water meter, Dryer, Microwave, Range, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

of Stories 3
Has Basement Yes

Exterior

Exterior Brick, Hardboard
Exterior Features Landscaped
Lot Description 21.5 x 90.3 FT
Foundation Concrete

Listing Details

Listing Office EXP REALTY



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