

\$900,000 - 36 Mountwood Avenue, Hamilton (corktown)

MLS® #X12433721

\$900,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Corktown, Hamilton (corktown), Ontario

Grand & Detached near James St South and nestled between Durand and Corktown! 36 Mountwood Avenue is a stately & architecturally unique five-bedroom home located on a quiet tree-lined street offering over 3,000 square feet of finished living space across four levels. This impressive residence sits on a large lot with a private drive, detached garage and is surrounded by prestigious homes (many of which are owned by doctors working at the nearby hospital). Originally built by an architect for his own use, they spent over 30 years showcasing the rare masonry, original solid oak front door, leaded and stained glass windows and gorgeous fire places. Your clients will love the natural light that pours in. Outdoor living is truly exceptional here with 2 rear decks tucked into the tree canopy. Tons of space for gardening, landscaping or perhaps even a garden suite or a potential addition. Basement is unfinished with 8ft ceiling height. Located minutes from St. Josephs Healthcare, Juravinski Hospital, and McMaster Children's Hospital, this home is ideal for medical professionals. The street itself has recently undergone a full infrastructure update, with all new services installed and the road freshly paved. A short stroll to James St S, Durand Coffee and Wine Bar, Hamilton GO, & Augusta St restaurants+bars. The apartment building to the rear of the property is currently updating its units further enhancing the value and appeal of this already sought-after location. Although



all buyers are advised to check with the municipality for more details, this house is Zoned R1 under Hamiltons Zoning By-law 05-200 (By-law 24-051), which likely permits a wide range of residential uses including single detached, duplex, triplex, fourplex, townhouses, residential care facility, or even a retirement home. This is a rare opportunity to own a grand, character-filled five-bedroom home with a huge yard, private parking, and unmatched potential in one of Hamiltons most prestigious enclaves. (id:6289)

Essential Information

Listing #	X12433721
Price	\$900,000
Bedrooms	5
Bathrooms	3.00
Half Baths	3
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	36 Mountwood Avenue
Subdivision	Corktown
City	Hamilton (corktown)
Province	Ontario
Postal Code	L8N2G9

Amenities

Amenities	Hospital, Park, Public Transit, Schools
Features	Conservation/green belt, Sump Pump
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dryer, Hood Fan, Stove, Washer, Refrigerator
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Heating	Natural gas Radiant heat
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	3
# of Stories	3
Basement	Walk-up

Exterior

Exterior	Brick
Lot Description	50 x 122 FT under 1/2 acre
Foundation	Stone

Listing Details

Listing Office	SAGE REAL ESTATE LIMITED
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