

\$715,999 - 12 Rapids Lane, Hamilton (vincent)

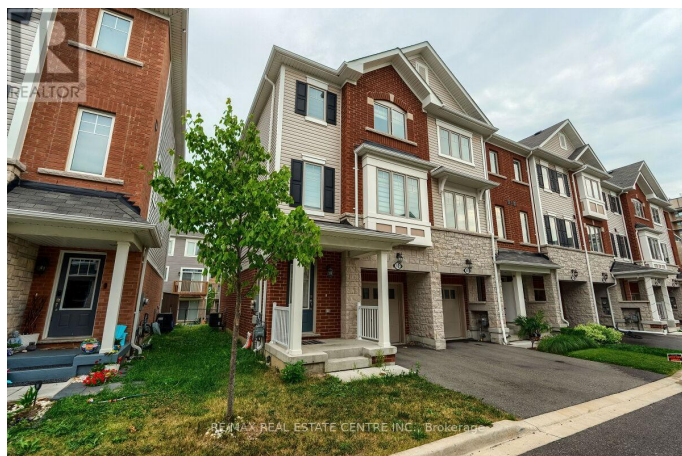
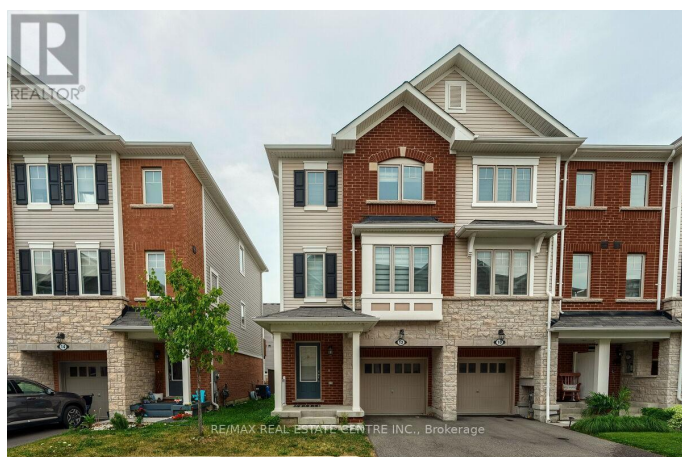
MLS® #X12437570

\$715,999

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Vincent, Hamilton (vincent), Ontario

Welcome to 12 Rapids Lane a beautifully appointed end-unit freehold townhouse that offers the perfect combination of comfort, style, and functional living across three thoughtfully designed levels. The moment you step inside, you will appreciate the natural light that fills this freshly painted home, creating a warm and inviting atmosphere throughout. The ground level features a highly versatile space with its own separate entrance ideal for a home office, guest bedroom, in-law suite, or a cozy lounge area. With direct walkout access to the backyard, this level offers excellent flexibility for multi-generational living or work-from-home convenience. On the second floor, you will find an expansive open-concept layout designed to bring people together. Whether you're entertaining guests or enjoying a quiet family night in, this space effortlessly accommodates your lifestyle. The modern, upgraded kitchen features elegant quartz countertops, high-end cabinetry, and a seamless flow into the dining area with walkout to a private balcony perfect for your morning coffee. The spacious family room offers a great space to relax, and a stylish 2-piece powder room adds convenience for guests. Retreat to the third level, where you'll find the serene primary bedroom, complete with a walk-in closet and a private 3-piece ensuite bath. Two additional generously sized bedrooms provide ample space for family or guests, while the 4-piece main bath and bedroom-level laundry ensure daily routines are as convenient as they are



comfortable. The unfinished basement is a blank canvas offering excellent potential to expand your living space, create a recreation room, gym, additional storage. Located in a sought-after Hamilton neighborhood, this move-in ready home is close to schools, parks, shopping, and transit. With quick access to the Red Hill Valley Parkway and major highways, this home checks all the boxes. Don't miss your chance to make it yours! New Buyer has to pay Monthly POTL: \$70.88 (id:6289)

Essential Information

Listing #	X12437570
Price	\$715,999
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	12 Rapids Lane
Subdivision	Vincent
City	Hamilton (vincent)
Province	Ontario
Postal Code	L8K0A3

Amenities

Amenities	Hospital, Park, Public Transit, Schools
Utilities	Cable, Electricity, Sewer
Features	Level lot, Flat site
Parking Spaces	2
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2

Interior

Appliances	Water Heater - Tankless, Water meter, Water Heater, Dishwasher,
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	Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3

Exterior

Exterior	Brick, Stone
Exterior Features	Landscaped
Lot Description	23.4 x 78.1 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX REAL ESTATE CENTRE INC.
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