

\$2,200,000 - 682 Westover Road, Hamilton

MLS® #X12474892

\$2,200,000

6 Bedroom, 5.00 Bathroom,
Multi-family on 0.00 Acres

Rural Flamborough, Hamilton, Ontario

Exceptional opportunity offers 5 distinct residences & huge barn/loft (4000+ sqft)! Legal non-conforming rental units include 2 detach cottage-like bungalows, 1 barn apt & 2 separate dwellings in the main house. Perfect for earning a secondary income, or families that wish to stay close but want a space to call their own. Beautiful 10.28 acres of property sitting on a level lot with many mature trees & small, serene creek running through. MAIN HOUSE (rebuilt 1991): 2-storey with attached double car garage & comprised of 2 dwellings, both with independent entrances; UNIT A (2404 sqft): Appointed beautifully w grand foyer & curved staircase open to above, home office w exposed brick wall, updated kitchen w seated island & access to the patio beyond, separate dining area, living room w stunning f/p & surround, main floor laundry & powder room. Upstairs holds 4 good-sized bedrooms & 2 updated bathrooms including a 6-pce ensuite. Other features include crown moulding, pot lights & plank flooring. UNIT B (1556 sqft): Offers its own main floor laundry & powder room, eat-in kitchen with stove-top & wall oven, very cozy living room featuring wood-burning corner f/p w large stone surround, office area w window seat & garden door w/o to yard. Upstairs holds 2 generous-sized bedrooms, one with the same stone feature wall carried through, shared 4-pce bathroom & lots of closet/storage space. COTTAGE UNIT C (707 sqft): 1 Bed, 1 Bath unit with "His/Her" bedroom closet,



laundry/mud room w additional entrance & a lovely covered front porch overlooking the front yard. COTTAGE UNIT D (1102 sqft): Spacious 2 Bed, 1 Bath unit offering ensuite laundry, wood floors, and huge primary bedroom with wall-to-wall closet and access to the outside. APARTMENT UNIT E (1346 sqft): 2 Bedroom unit with great bedroom size and storage, easterly views from the living room bow window & primary balcony. Separate hydro & gas meters. Unit C: Electric heating. Potential added income from barn & paddock (id:6289)

Essential Information

Listing #	X12474892
Price	\$2,200,000
Bedrooms	6
Bathrooms	5.00
Half Baths	2
Acres	0.00
Type	Multi-family

Community Information

Address	682 Westover Road
Subdivision	Rural Flamborough
City	Hamilton
Province	Ontario
Postal Code	L8B1R5

Amenities

Amenities	Fireplace(s), Separate Electricity Meters
Utilities	Electricity
Features	Level, Sump Pump
Parking Spaces	18
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water purifier, Water softener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2

Exterior

Exterior	Brick
Lot Description	847 x 528 FT 10 - 24.99 acres
Foundation	Block

Listing Details

Listing Office KELLER WILLIAMS EDGE REALTY



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Listing information last updated on October 23rd, 2025 at 3:16pm PDT