

1964 MAIN Street W Unit #1105, Hamilton, Ontario L8S 1J5

Client Full
Active / Residential

[1964 MAIN St W #1105 Hamilton](#)

MLS® #: 40138497
 Price: **\$300,000**



Hamilton/11 - Hamilton West/113 - Ainslie Wood
1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	2	1	1

Beds: **2 (2 + 0)**
 Baths: **1 (1 + 0)**
 SF Total: **915/Assessor**
 SF Range: **501 to 1000**
 Abv Grade Fin SF: **915.00/Assessor**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$2,042/2021**
 Condo Fee/Freq: **659.17/Monthly**

Remarks/Directions

Public Rmks: **Welcome to Forest Glen! A fantastic opportunity for first time home buyers or those downsizing. This 2-bedroom condo has new laminate flooring, new refrigerator & stove, and an oversized pantry. The 100+ sqft balcony offers beautiful views of the sunset. Includes one underground parking spot and a storage space off the laundry facility located on the lower level. There is an indoor pool to enjoy in building 1966. Close to McMaster University, shopping and public transit.**

Directions: **Wilson to Main St, left into Forest Glen complex**

Common Elements

Common Element/Condo Amenities: **Games Room, Party Room, Pool, Visitor Parking**

Condo Fees: **\$659.17/Monthly**
 Condo Fees Incl: **Building Insurance, Building Maintenance, Heat, Parking, Water**
 Locker: **Owned/1105**
 Pets Allowed: **Yes**
 Prop Mgmt Co: **Whitehill Residential**
 Prop Mgt Contact: **/647-956-6828**
 Condo Corp #: **WCC 9**
 Condo Corp Yr End: **2021-08-03**
 Status Certificate Date: **2021-08-03**

Exterior

Construct. Material: **Brick**
 Shingles Replaced: **//Estimated**
 Year/Desc/Source: **Underground Parking, Visitor Parking,**
 Garage & Parking: **1**
 Parking Spaces: **1**
 Parking Level/Unit: **Municipal**
 Water Source: **Urban**
 Location: **Greenbelt/Conservation, Hospital, Library, Park, Place of Worship, Public Transit, Rec./Community Centre**
 Area Influences: **Centre**
 Foundation: **0.0**
 Driveway Spaces: **0.0**
 Parking Assigned: **8P9**
 Water Tmnt: **Water Tmnt:**
 Lot Irregularities: **Lot Irregularities:**
 Roof: **Flat**
 Prop Attached: **Attached**
 Apx Age: **31-50 Years**
 Garage Spaces: **1.0**
 Sewer: **Sewer (Municipal)**
 Land Lse Fee: **Land Lse Fee:**
 Exposure: **West**

Interior

Interior Feat: **Ceiling Fans**
 Basement: **None**
 Laundry Feat: **Coin Operated**
 Cooling: **Window Unit**
 Heating: **Baseboard, Electric, Radiant**
 Inclusions: **Refrigerator, Stove**
 Basement Fin: **Basement Fin:**

Property Information

Common Elem Fee: **No**
 Legal Desc: **UNIT 8, LEVEL 9, WENTWORTH CONDOMINIUM PLAN NO. 9 ; PCL 53 1, SEC A 1, PTS 1,2,3,4,5,6,7, 62R366, AS IN DECLARATION LT9711 ; HAMILTON**
 Zoning: **Residential**
 Assess Val/Year: **\$169,000/2021**
 PIN: **180090221**
 ROLL: **251801001600880**
 Possession/Date: **Immediate/**
 Local Improvements Fee: **Local Improvements Fee:**
 Survey: **/**
 Hold Over Days: **120**
 Occupant Type: **Vacant**
 Deposit: **\$15,000.00**

Brokerage Information

List Date: **08/04/2021**
List Brokerage: [Royal LePage Meadowtowne Realty Inc., Brokerage](#)
Source Board: **Oakville**

Prepared By: Joseph Brazeau, Salesperson

Date Prepared: 08/04/2021

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