

Property Client Full

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

Listing

1964 Main St W #1105 Hamilton

Active / Residential Condo & Other / Condo Apartment

MLS® #: X5328558

List Price: **\$300,000**

New Listing



Hamilton/Hamilton/Ainslie Wood

Tax Amt/Yr: **\$2,042.47/2021** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Level: **9** Legal Unit: **08**

Style: **Condo Apartment** Rooms Rooms+: **5+0**
Corp #: **9** BR BR+: **2 (2 +0)**
Reg Office: **WCC** Baths (F+H): **1 (1 +0)**
Locker: **Exclusive** SF Range: **900-999**
Locker Level: SF Source: **Assessor**
Locker #: **1105** Fronting On:

Dir/Cross St: **Main St/Wilson**
Prop Mgmt: **Whitehill Residential**

PIN #: ARN #: **251801001600880** Contact After Exp: **No**
Holdover: **120**
Possession: **Immediate** Possession Date:
Bldg Name: **Forest Glen**

Kitchens: **1 (1+0)** Pets Allowed: **Restricted** Balcony: **Open**
Fam Rm: **No** Maintenance: **\$659.17** Exterior: **Brick**
Basement: **No/None** A/C: **Yes/Window Unit** Gar/Gar Spcs: **Underground/1.0**
Fireplace/Stv: **No** Central Vac: **No** Park Type: **Exclusive**
Heat: **Baseboard, Electric** Elev/Lift: **Yes** Retirement: Drive Pk Spcs: **1.00**
Apx Age: **51-99** Included: **Heating, Hydro, Water, Building Insurance, Parking** Tot Pk Spcs: **1.00**
Sqft Source: **Assessor** Com Elem Inc: **Yes** Park Spot 1/2: **8P9**
Exposure: **NW**
Special Design: **Unknown**
Bldg Amen: **Indoor Pool**
Property Feat: **Grnbelt/Conserv, Hospital, Place of Worship, Public Transit, Rec Centre**

Remarks/Directions

Client 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, & An Oversized Pantry. The 100+ Sqft Balcony Offers Beautiful Views Of The Sunset. Includes One Underground Parking Spot & 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, Shopping And Public Transit.**

Extras: **Incl: Fridge, Stove**

Listing Contracted With: **ROYAL LEPAGE MEADOWTOWNE REALTY, BROKERAGE 905-878-8101**

Prepared By: **JOSEPH A. BRAZEAU, REALTOR Salesperson**

Date Prepared: **08/04/2021**