

Property Client Full

25 Cullum Drive, Hamilton, Ontario L0R 1H2

Listing

25 Cullum Dr Hamilton

Active / Residential Freehold / Detached

MLS® #: X5668836



Hamilton/Hamilton/Carlisle

Tax Amt/Yr: **\$7,848.34/2022** Transaction: **Sale**
SPIS: **No**
Legal Desc: **Pcl 1-1, Sec 62M667; Lt 1, Pl 62M667; Flamborough**

Style: **Bungalow** Rooms Rooms+: **7+4**
Fractional Ownership: BR BR+: **4(2+2)**
Assignment: Baths (F+H): **4(3+1)**
Link: **No** SF Range: **3500-5000**
Stories: **1.0** SF Source:
Lot Irreg: **Pie Lot** Lot Acres: **0.50 - 1.99**
Lot Front: **98.43** Fronting On: **W**
Lot Depth: **201.19**
Lot Size Code: **Feet**

Zoning: **Residential**
Dir/Cross St: **Centre/Woodend/Acredale/Cullum**

PIN #: **175220115** ARN #: **251830391013472** Contact After Exp: **No**
Holdover: **90**
Possession: **Flexible** Possession Date:

Kitch Kitch + **1 (1+0)** Exterior: **Brick, Stone** Utilities: **Gas, Hydro, No Sewers,**
Fam Rm: **Yes** Drive: **Circular** Cable, Telephone
Basement: **Yes/Finished W/O, Full** Gar/Gar Spcs: **Attached Garage/2.0** Water: **Municipal**
Fireplace/Stv: **Yes** Drive Pk Spcs: **6.00** Water Inc: **Comm Well**
Heat: **Forced Air, Gas** Tot Pk Spcs: **8.00** Sewers: **Septics**
A/C: **Yes/Central Air** UFFI: **No** Special Desig: **Unknown**
Central Vac: **Yes** Pool: **Inground**
Apx Age: **16-30**
Elevator: **No/None**
Retirement: **No**
Property Feat: **Cul De Sac, Golf, Hospital,**
Rec Centre, Terraced

Remarks/Directions

Client Rmks: **1/2 Acre On Cul-De-Sac. Beautiful Custom-Built Bungalow. Kitchen Updated 2019-Granite Counters. 2 Master Bedrooms. 2 + 2 Br. Stunning Back Yard. 3 Bedrms W/Bath Ensuites! Mn Flr Laundry/Office Area. L.L. Master 'Suite' W/Sit Area, Ensuite, W-I. Closet. Fin. L.L. 8 Ft. Ceilings, 2nd Gas Firepl, Portable Dry Sauna, Stairs To Oversized 2 Car Garage W/ Storage For 3rd Car. Spectacular Backyard. In-Ground Salt-Water Pool- Heated, Waterfall, Coloured Underwater Lights/Remote. 22Kw Generac Generator, In-Ground Sprinkler, Garden Shed-Hydro, Circ. Drive. Build Insp. May '22. Home Has It All!**

Extras: **See Attached List Of Incl/Excl/Rentals.**

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

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