

394 QUEEN STREET S

HAMILTON



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905.689.9223
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Welcome to 394 QUEEN STREET S

One of a kind historical beauty circa 1880 with loads of preserved charm. This stately home is situated on an oversized lot in highly sought after South Durand/South Kirkendall. With over 3,200 square feet of finished living space, and the opportunity to finish the full height 3rd story attic or walk-up basement, there is more than ample living space with potential to add your personal touch.

The stunning primary bedroom, as well as five more spacious bedrooms or office/flex spaces are located on the second level along with a 5-piece bathroom with double sinks.

Many recent updates include the stone front stoop (2020), roof (2015), furnace (2019), and owned tankless water heater (2019). This home is chock full of unique details and beautiful surprises, has to be seen in person to truly appreciate.



69.33 x 132 Feet



\$7,892.38 in 2020



6



2





Walk into the stunning grand entrance and notice the 10 foot ceilings and recently refinished original hardwood floors. Through the large formal dining room notice the butlers pantry on the way to the bright eat in kitchen. You'll find a second staircase to the bedroom level off of the kitchen. Completing the main level is a 3-piece bathroom with walk-in shower and screened in porch.



Charming Character Home

Enjoy three fireplaces on this main level in the living room, family room, and dining room as well as original mouldings, baseboards, and beautiful ceiling details.



Timeless Treasure

Upstairs the 9 foot ceilings make the space feel grand with large landings and wide hallways. The primary bedroom is flooded with natural light, and contains the homes fourth fireplace, as well as a beautiful balcony facing the backyard.





Room Measurements

MAIN LEVEL

Living Room	28'4 x 12'10
Family Room	18'7 x 13'8
Eat-in Kitchen	15'11 x 13'11
Dining Room	18'1 x 14'3
Bathroom	3-Piece

UPPER LEVEL

Master Bedroom	18'7 x 13'8
Bedroom	12'1 x 12'8
Bedroom	10'5 x 12'9
Bedroom	10'7 x 14'5
Bedroom	8'7 x 14'1
Bedroom	10'7 x 7'7
Bathroom	5-Piece

Schools

Catholic Schools

St. Joseph Catholic Elementary School

St. Mary Catholic Secondary School

Public Schools

Earl Kitchener(JK-Gr.5), Ryerson Public(Gr.6-Gr.8)

Westdale High School





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