



85 BELVIDERE AVENUE

HAMILTON



DREW WOOLCOTT
Broker

JAYNE WOOLCOTT
Sales Representative



woolcott.ca

289 860 2223



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Welcome to 85 Belvidere Avenue

Adorable 2-bedroom bungalow on a 136' deep lot! This 1 floor home has been recently painted and features newer flooring throughout the main level. It is a bright and sunny home with the large bay window at the front of the house which allows for natural light to flow through into the living and dining rooms. There is a 3-season sunroom off the kitchen that looks over the fully fenced pretty backyard that features perennial gardens. The lower level is partially finished with a rec room and office/craft area, a large laundry room and 2 separate storage areas. Some additional highlights of this home include newer shingles, furnace (2020), 3/4 copper water line and replaced sewer lateral line.

This home is ideally situated in quiet Centremount area with Sam Lawrence Park right around the corner where you can enjoy scenic views of the downtown area, Lake Ontario and the Toronto skyline and close to transit, shopping and schools. Don't be TOO LATE®!

 35.99 x 136.00 Feet  \$3,708.48 in 2021  2  1



Room Measurements

MAIN LEVEL	
Living/Dining Room	9'4" x 26.2"
Eat-In Kitchen	9'4 x 10'10"
Sunroom	13'5" x 7'2"
Bedroom	9'4" x 11'6"
Bedroom	8'7" x 9'3"
Bathroom	4 Piece

BASEMENT	
Recreation Room	
Storage Room	
Utility Room	
Laundry Room	
Workshop	