



32 CLIFF AVENUE  
HAMILTON



**DREW WOOLCOTT**  
Broker

**JAYNE WOOLCOTT**  
Sales Representative



woolcott.ca

289 860 2223



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# Welcome to 32 Cliff Avenue


Incredible character home on the mountain brow with a detached workshop and on-ground pool! Enter the front door from the expansive porch and notice the solid oak trim and 9' ceilings. The living room features a gas fireplace with custom cut stone and pocket doors that lead to the dining room. The large eat-in kitchen has been updated and features hardwood floors and a gas fireplace.

The main floor also has a powder room, laundry room, and an office area. Upstairs you will find 3 large bedrooms, all with walk-in closets, and a renovated full bathroom. The basement is finished and has plenty of storage and a 3-piece bathroom. The backyard has an on-ground pool and a rare workshop with large bay door -perfect to store your boat or RV. Many upgrades completed in 2011 such as the roof, boiler, A/C, windows, doors, and more. Newer sewer line and 3/4' copper water line. Don't be TOO LATE@!

 37.07 x 150.61 Feet

 \$4,930.96 in 2021

 3

 2+1



## Room Measurements

MAIN LEVEL	
Kitchen	9'6" x 20'10"
Office	14' x 7'7"
Dining Room	13'4 x 13'7"
Living Room	13'7" x 11'9"
Bathroom	2-Piece
Laundry Room	8'1" x 5'10"

UPPER LEVEL	
Primary Bedroom	13'11" x 12'3"
Bedroom	10'6" x 13'5"
Bedroom	12'1" x 10'1"
Bathroom	4-Piece

LOWER LEVEL	
Recreation Room	13'10" x 19'11"
Storage Room	4'1" x 18'2"
Bathroom	3-Piece