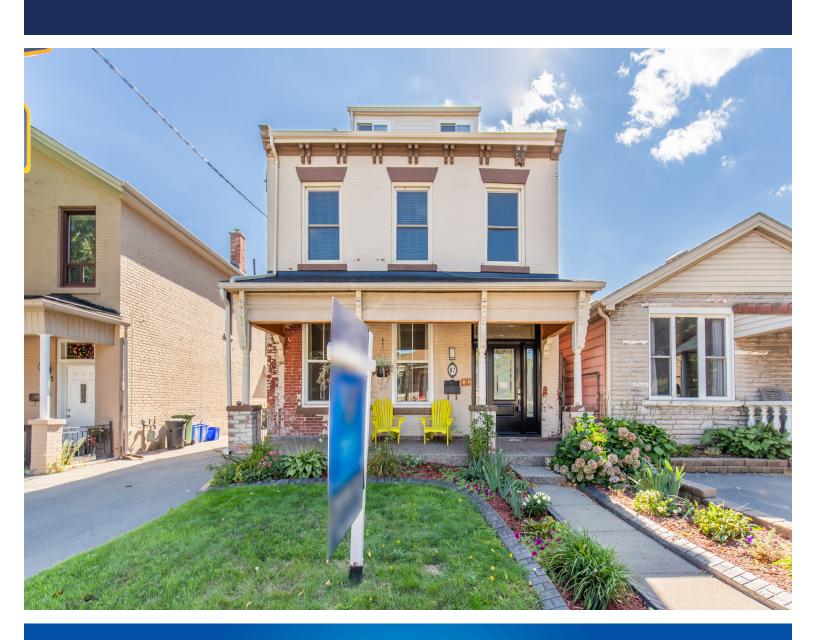
87 COLBOURNE STREET

HAMILTON





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Welcome to 87 Colbourne Street

Beautiful triplex in sought-after Strathcona neighbourhood. Enjoy the gorgeous sunroom, spacious backyard and recent upgrades throughout. This property offers endless opportunities for a multi-generational family, investment units, and more!



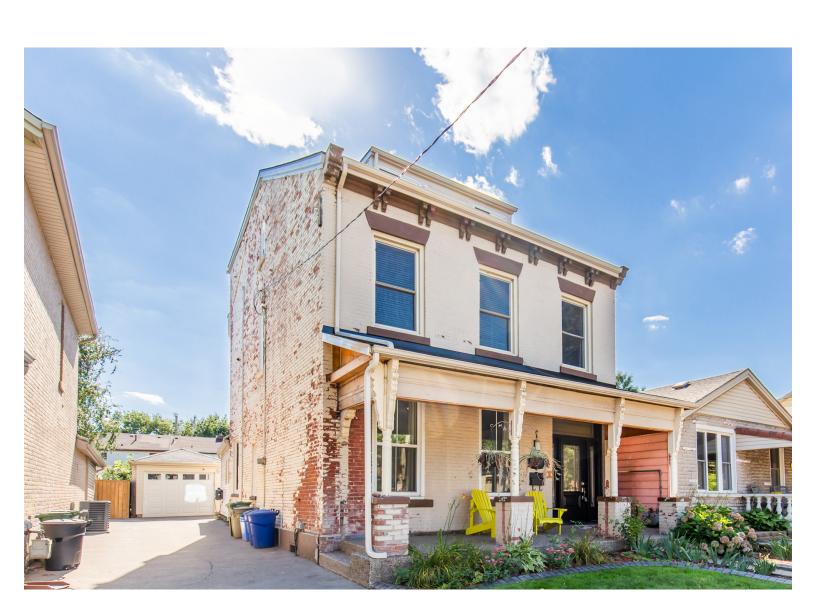
33 x 120 feet



TAX \$4,507.00 in 2021 6 3













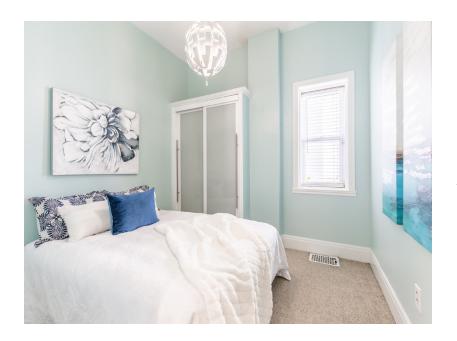


Enjoy the bright and airy main floor featuring a neutral colour palette and hardwood floors.









Classic & Charming

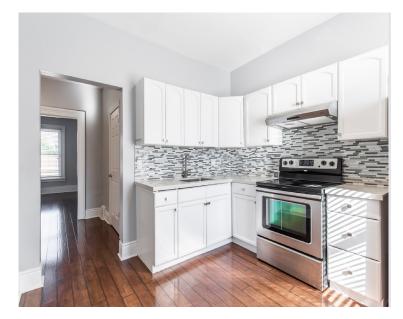
High ceilings and loads of natural light make for a classic and charming living space.





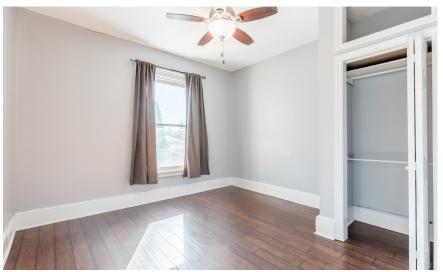
Cozy and Modern

Enjoy 3 gorgeously-appointed units featuring spacious bedrooms, white kitchens and hardwood floors.











Room Measurements

MAIN LEVEL

| Living Room | 21'10" x 11'5" |
|-----------------|----------------|
| Eat-In Kitchen | 12'2" x 15'1" |
| Sunroom | 11'6" x 12'2" |
| Primary Bedroom | 14'5" x 11'2" |
| Bedroom | 9'9" x 9'7" |
| Bathroom | 4-Piece |
| Laundry Room | 7'1" × 10' |

SECOND LEVEL

| Living Room | 3'1" x 13'8' |
|----------------|---------------|
| Eat-In Kitchen | 10'5" x 10'6" |
| Bedroom | 11'1" x 10'7" |
| Bedroom | 8'10" x 13'7" |
| Bathroom | 3-Piece |
| Laundry Room | |

THIRD LEVEL

| Living Room | 10'10" x 15'7' |
|----------------|----------------|
| Eat-In Kitchen | 11'1" x 7'8" |
| Bedroom | 11'1" x 10'5' |
| Bedroom | 9'11" x 9'11' |
| Bathroom | 4-Piece |

Schools

Catholic Schools St. Lawrence Cathedral High School

Public Schoolsl Hess Street Westdale Secondary School









