

JAYNE WOOLCOTT **DREW WOOLCOTT** Broker of Record Sales Representative RE/MAX ESCARPMENT REALTY INC., BROKERAGE woolcott.ca 905.689.9223

126 WEST 32ND STREET

HAMILTON





WOOLCOTT

Pack Before You Call®

905.689.9223 woolcott.ca

Welcome to 126 West 32nd Street

Attention to detail and quality of workmanship are evident throughout this professionally renovated home. It's GORGEOUS!

Highlights include: metal roof, new windows, plumbing, electrical, 100 amp electrical panel, engineered hardwood throughout the main level, custom kitchen, quartz counters, stainless steel appliances, pot lights, millwork, built-ins, trim, doors, hardware, electric fireplaces (2), beautiful bathrooms, finished basement (which could easily be adapted to an in-law suite since the rear door leads directly into the basement), additional bedroom, 4 piece bathroom, wet bar, island, premium vinyl flooring, detached garage with metal roof, new garage door and fully fenced backyard.

This desirable mountain location is minutes to schools including Hillfield Strathallan and Mohawk College, trails, parks, public transit, the mountain brow and amenities.





988 square feet \$3,910.08 / 2022 \$3+1 \$2









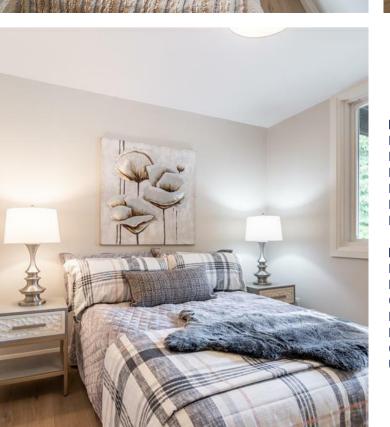














Room Measurements

MAIN LEVEL

Kitchen Living Room Bedroom Bedroom Bedroom Bathroom

13' × 9'10" 11'2" × 18'11" $9'2'' \times 11'$ 10' x 10'9" 9'4" × 10'11" 3 Piece

LOWER LEVEL

Bedroom Family Room Other Laundry Room Bathroom Cold Room Utility Room

7'6" × 11'4" 11'11" × 24'1" 11'10" × 10' 11'10" × 10' 4 Piece