



35 BLAKE STREET

HAMILTON



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Welcome to 35 Blake Street

This 2.5 storey century home is finished on all levels and offers over 3,000 square feet of living space. It is loaded with original finishes and charm with the hardwood floors with inlay, trim, pocket doors and crystal hardware. The welcoming foyer leads you into the living room with beautiful lead glass windows and pocket doors that lead you into the large dining room with a coffered ceiling. The kitchen offers granite counters and good storage space along with a new dishwasher and stove (2022).

The hardwood stairs lead you to the second level where you will find four bedrooms including one with its own deck. The third level loft is finished and offers so many possibilities - playroom, home office, family room, or master bedroom retreat! There is a side entrance to the basement that is fully finished with a rec room, bedroom, lots of storage, laundry and 3-piece bathroom.

 40 x 140 Feet

 3,835.37 / 2022

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Room Measurements

MAIN LEVEL

Foyer	11'1" x 9'1"
Living Room	16'4" x 13'1"
Dining Room	13'2" x 13'
Kitchen	10' x 15'2"

UPPER LEVEL

Foyer	6'5" x 7'6"
Bedroom	12" x 10'9"
Bedroom	12" x 10'6"
Bedroom	11'6" x 11'1"
Bedroom	11'5" x 11'1"
Bathroom	4 Piece

THIRD LEVEL

Primary Bedroom	51' x 24'
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UPPER LEVEL

Rec Room	
Rec Room	
Bathroom	3 Piece
Laundry Room	
Utility Room	