



# 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.





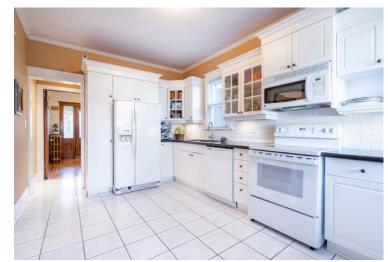
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### Room Measurements

#### **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'

#### **UPPER LEVEL**

Rec Room Rec Room Bathroom Laundry Room Utility Room

3 Piece