

# 64 ELEANOR AVENUE

## HAMILTON



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# Welcome to 64 Eleanor Avenue

Incredible custom bungalow on a large 173' deep lot is sure to make you say "WOW"! Enter the front foyer and take in the expansive ceiling height and airy feel of the entire main level. Off the foyer is a beautiful mud room and powder room adorned with porcelain tile.

Head downstairs to the basement of your dreams! With 9' ceilings, this space adds another 2,200 square feet bringing the total living space to over 4,400 square feet. Entertain at the custom wet bar overlooking the theatre area with 130" screen. Another three bedrooms and a full bathroom complete the basement level.

The oversized 2-car garage has 13' ceilings, a side door, and stairs to the basement for future in-law setup.



56.99 x 174.87 Feet



\$8,368.07/2022



2+3



2+1







Off the kitchen, you'll be drawn to the bright French doors leading to the back-covered porch complete with a natural gas fire table, cedar soffits, pot lights, exposed aggregate, sunshades, and a hot tub! Below the covered porch is another patio area with stamped concrete.





## An Entertainer's Dream

The custom chef's kitchen features a Wolf gas range, custom acrylic cabinets, Cambria quartz countertops, wine fridge, pantry, and a huge island with seating. Take note of the elegant, coffered ceilings with 11' height.





## Private Retreat

The large primary bedroom has it all - two walk-in closets, tray ceiling, pot lights, reading lights and a fabulous ensuite featuring dual quartz vanity, free-standing tub, and a large glass shower with a rain head. The guest bedroom is a great size and doubles as an office.







## Room Measurements

### MAIN LEVEL

Foyer	13'6" x 7'11"
Kitchen	14' x 12'6"
Dining Room	13'7" x 13'7"
Great Room	27'5" x 14'11"
Mud Room	14'3" x 9'
Bathroom	2 Piece
Primary Bedroom	20'1" x 15'
Ensuite	5 Piece
Bedroom	12'8" x 12'
Laundry Room	14'3" x 9'

### LOWER LEVEL

Rec Room	31'3" x 30'8"
Bedroom	17' x 14'4"
Bedroom	14'5" x 12'3"
Bedroom	20'9" x 12'2"
Bathroom	3 Piece



# Schools

## Public Schools

Templemead Elementary School  
Nora Frances Henderson High School

## Catholic Schools

St. John Paul II Catholic Elementary School  
St. Jean de Brebeuf Catholic Secondary School







**DREW WOOLCOTT**  
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