

122 MOUNTAIN BROW BOULEVARD

HAMILTON



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289 860 2223
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Welcome to 122 Mountain Brow Boulevard

Enjoy the truly stunning views from this Cape Cod beauty nestled on the edge of the Escarpment. One can only admire the bold stance with gentle tones as you pull up to the estate sized lot (100 x 275).

On the second level you will find 3 bedrooms including the master. Take note of the perfect office space in the hallway. The second bedroom has ensuite privileges and more great views of the escarpment. A 3rd bedroom is located above the garage featuring a 3-piece ensuite and separate stairwell - perfect for a teenager or caregiver.

Fall in love with the backyard; featuring an 88,000-litre inground heated pool, patio area, deck area with an awning and a large grassy area for the kids. This serene and secure property is fully fenced and surrounded by mature trees providing excellent privacy. Note the hidden two-car garage.



100 x 275 Feet



\$7,900/2022



3



2+1





Upon entry, feel the character and warmth of this mid-century home. The living room is the perfect room to sit back and enjoy views of the escarpment or watch the sunshine glisten through your treed backyard making your pool sparkle.



An Entertainer's Dream

Enjoy the large eat-in kitchen that features clean white cabinets with stainless-steel appliances including a gas range, pot lights, movable island and leads to the classic dining room. French doors to the backyard and built-in cabinets complete the dining area.



Private Retreat

Relax in this gorgeous primary retreat with a Juliette balcony overlooking the escarpment, a sitting area, a reading nook and a spa-like ensuite with a large glass shower and Roman tub.





Room Measurements

MAIN LEVEL

Foyer	8'4" x 10'
Eat-in Kitchen	27'5" x 16'
Dining Room	12'7" x 11'
Living Room	20'4" x 13'7"
Laundry Room	19'4" x 7'4"
Bathroom	2 Piece

SECOND LEVEL

Primary Bedroom	29'1" x 13'3"
Ensuite	5 Piece
Bedroom	17'8" x 15'7"
Bedroom	16'7" x 12'10"
Bathroom	3 Piece
Other	15'8" x 11'3"

Schools

Public Schools

Highview Elementary School

Sherwood High School

Catholic Schools

St. Margaret Mary Catholic Elementary School

St. Jean de Brebeuf Catholic Secondary School





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