

WELCOME TO
17 Stanley Avenue



WOOLCOTT
REAL ESTATE



Brilliant Renderings

Welcome to 17 Stanley Avenue. Nestled in the charming Kirkendall neighborhood of Hamilton, this exquisite early 1900s estate home seamlessly blends historic character with modern comforts.





2,563 SQ FT



\$10,000 / 2024



5



2.5





Natural Charm

The sunroom bathed in natural light serves as a serene space for relaxation or entertaining, showcasing beautiful views of the lush surrounding gardens.





Structural Simplicity

With five spacious bedrooms and two and a half bathrooms, this residence offers ample room for every family member.





Private Haven

The elegant primary ensuite provides a luxurious retreat, featuring a beautiful steam shower, classic finishes and contemporary amenities.

The property boasts abundant parking and a convenient garage, ensuring easy access for residents and guests alike.

Venture to the backyard to find your own personal swim-spa retreat. With its timeless architecture and thoughtfully designed spaces, this estate home is a perfect sanctuary in one of Hamilton's most desirable neighborhoods. Close to private schools, Montessori, the rail trail and many of the city's waterfalls.





Room Measurements

MAIN LEVEL

Kitchen	15'0" x 14'0"
Dining Room	14'0" x 11'0"
Living Room	17'0" x 13'0"
Family Room	21'0" x 9'0"
Bathroom	2 Piece

SECOND LEVEL

Primary Bedroom	16'0" x 12'0"
Ensuite	4 Piece
Bedroom	12'0" x 12'0"
Bedroom	12'0" x 12'0"
Bathroom	4 Piece

THIRD LEVEL

Bedroom	20'0" x 14'0"
Bedroom	11'6" x 9'0"

LOWER LEVEL

Laundry Room
Utility Room





Drew Woolcott
BROKER

Jayne Woolcott
REALTOR®

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905 689 9223
woolcott.ca

