

WELCOME TO
10 Dorothy Street



WOOLCOTT
REAL ESTATE



Fabulous Opportunity

Welcome to this large two-storey custom built home in a quiet, family friendly pocket of the Balfour neighbourhood on the Hamilton Mountain.

The home is close to Mohawk College, all amenities, public transit and highway access. At over 2,100 square feet, it offers three bedrooms and two full bathrooms plus a spacious partially finished basement, sunroom and a double car garage.

To begin, the main level features a living and dining room with plenty of room to entertain.





2,110 Sq. Ft.



\$6,863.24 / 2024



3



2





Complete Package

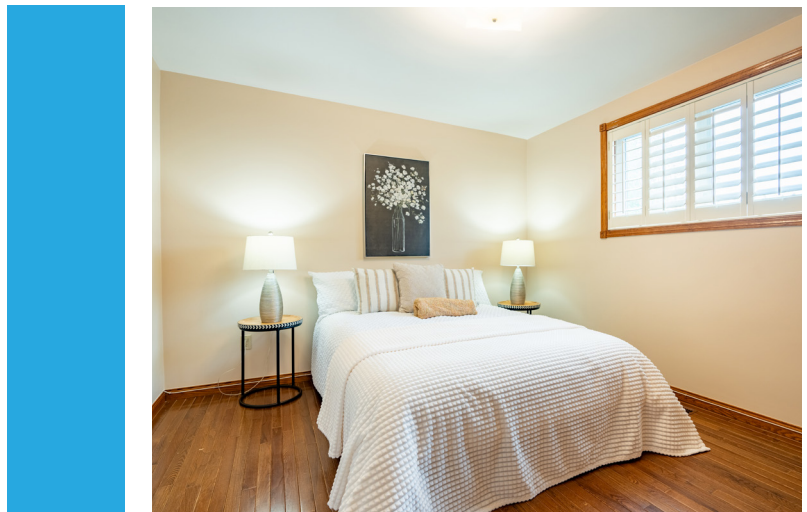
The main level also features two kitchens, a sunken family room with a roughed-in fireplace and a beautiful sunroom with vaulted ceilings and multiple skylights.





Private Haven

Upstairs, there are three bedrooms, including the primary which features ensuite privileges to the main five-piece bathroom.





Simply Must Be Seen!

The generous lower level is partially finished with a large recreation room, five-piece bathroom including soaker tub, workshop, cellar and laundry area. There is also a separate walk-up entrance.

Outside, the yard is spacious with plenty of room for a pool if desired. A beautiful canvas to make your own.





Room Measurements

MAIN LEVEL

Living/Dining Room	10'4" x 26'41"
Kitchen	11'74" x 20'24"
Family Room	19'98" x 18'17"
Kitchen 2	19'75" x 11'41"
Sunroom	23'37" x 11'39"

UPPER LEVEL

Primary Bedroom	14'04" x 10'59"
Bedroom	12' x 10'49"
Bedroom	8' x 8'
Bathroom	5+ Piece

LOWER LEVEL

Recreation Room	28'87" x 19'35"
Bathroom	4 Piece





Drew Woolcott
BROKER

Jayne Woolcott
REALTOR®

RE/MAX ESCARPMENT
REALTY INC., BROKERAGE
INDEPENDENTLY OWNED & OPERATED

289 860 2223
woolcott.ca

