

WELCOME TO  
**57 Madison Avenue**



**WOOLCOTT**  
REAL ESTATE





## Modern Meets Classic

Welcome to 57 Madison Ave, a thoughtfully restored home in the heart of central Hamilton. Every detail inside has been carefully finished with quality materials and exceptional attention to detail.





1,184 Sq. Ft.



\$2,961 / 2024



3+1



1+1







## Sunny and Serene

Upon entering the home, you'll find a spacious living room open to a sleek, modern kitchen with a massive island, bright white cabinets, quartz counters and stainless-steel appliances. For your convenience, the main floor also features a well-sized mudroom with washer/dryer, along with an adjacent two-piece bathroom.







## Bright Retreat

On the second floor, you'll find a spacious primary bedroom filled with natural sunlight from large windows, a newly updated 4-piece bathroom and two additional bedrooms – perfect for family, guests or a home office.







## Room to Unwind

The fully finished basement offers a generous rec room, along with a versatile bonus room that can easily serve as a home office, guest room or workout space.







## Private Green Space

Step outside to a backyard designed for entertaining, featuring a deck for summer barbecues and plenty of green space to enjoy with family and friends.



## Room Measurements

### MAIN LEVEL

Living Room	14'2" X 13'1"
Kitchen	12'9" X 11'4"
Laundry	9'3" X 8'6"
Bathroom	2 Piece

### UPPER LEVEL

Primary Bed	14'4" X 14'2"
Bedroom	10'11" X 8'7"
Bedroom	9'5" X 8'2"
Bathroom	4 Piece

### LOWER LEVEL

Bedroom	14' X 8'
Bonus Room	12'10" X 11'4"







**Drew Woolcott**  
BROKER

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REALTOR®

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