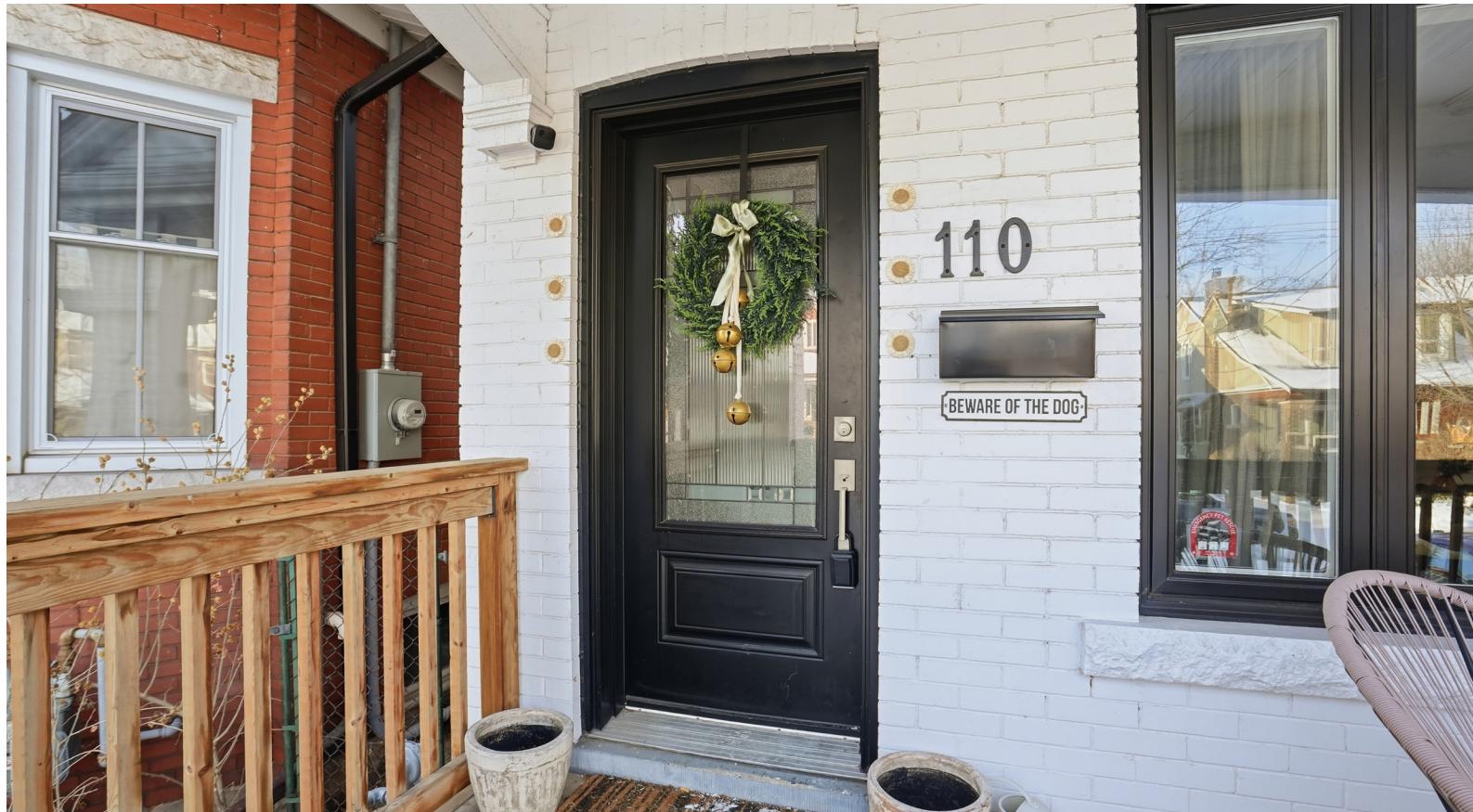


WELCOME TO  
**110 Kensington Avenue S**



WOOLCOTT  
REAL ESTATE



## Character Meets Modern Comfort

Step into 110 Kensington Avenue South, where timeless 1920's character meets thoughtful modern upgrades in the heart of Hamilton's sought-after Delta neighbourhood. Perfectly positioned just steps from Gage Park and a short stroll to the cafés, shops and energy of Ottawa Street, this is a home that delivers on lifestyle as much as it does on design.

An inviting front porch framed by warm exterior lighting creates an instant sense of welcome, a place to call home. The main level offers a bright, airy living space with high-end touches, like engineered hardwood floors, fresh paint, crown moulding, upgraded baseboards and refined trim throughout.





1,319 Sq. Ft.



\$4,852 / 2025



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## Heart Of The Home

The dining room, with its coffered ceiling and striking light fixture, is a polished backdrop for everything from morning breakfasts to weekend dinner parties.

The kitchen is equal parts stylish and functional, complete with crisp white cabinetry, quartz countertops, stainless steel appliances, pantry storage and a double sink. A walkout leads directly to the private, fully fenced backyard with a patio — your very own outdoor retreat for hosting or enjoying quiet summer evenings.





## Rest & Recharge

Upstairs, you will find three bright bedrooms designed for rest and everyday living, along with a full four piece bathroom. Whether it is a nursery, home office or guest room, this level offers flexibility for every stage of life.





## Move-In Ready

Behind the scenes, peace of mind comes standard. Newer windows and exterior doors, updated shingles and upgraded electrical and plumbing fixtures means you can move in and enjoy. Set on a quiet, tree-lined street surrounded by parks, trails and transit, this family-friendly location is connected to everything.



## Room Measurements

### MAIN LEVEL

Living Room	15'4" X 18'
Dining Room	12'9" X 12'9"
Kitchen	10'6" X 10'7"

### UPPER LEVEL

Primary Bed	11'4" X 10'3"
Bedroom	9'2" X 9'4"
Bedroom	9'2" X 9'1"
Bathroom	4 Piece

### LOWER LEVEL

Basement	15' X 24'8"
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**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
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