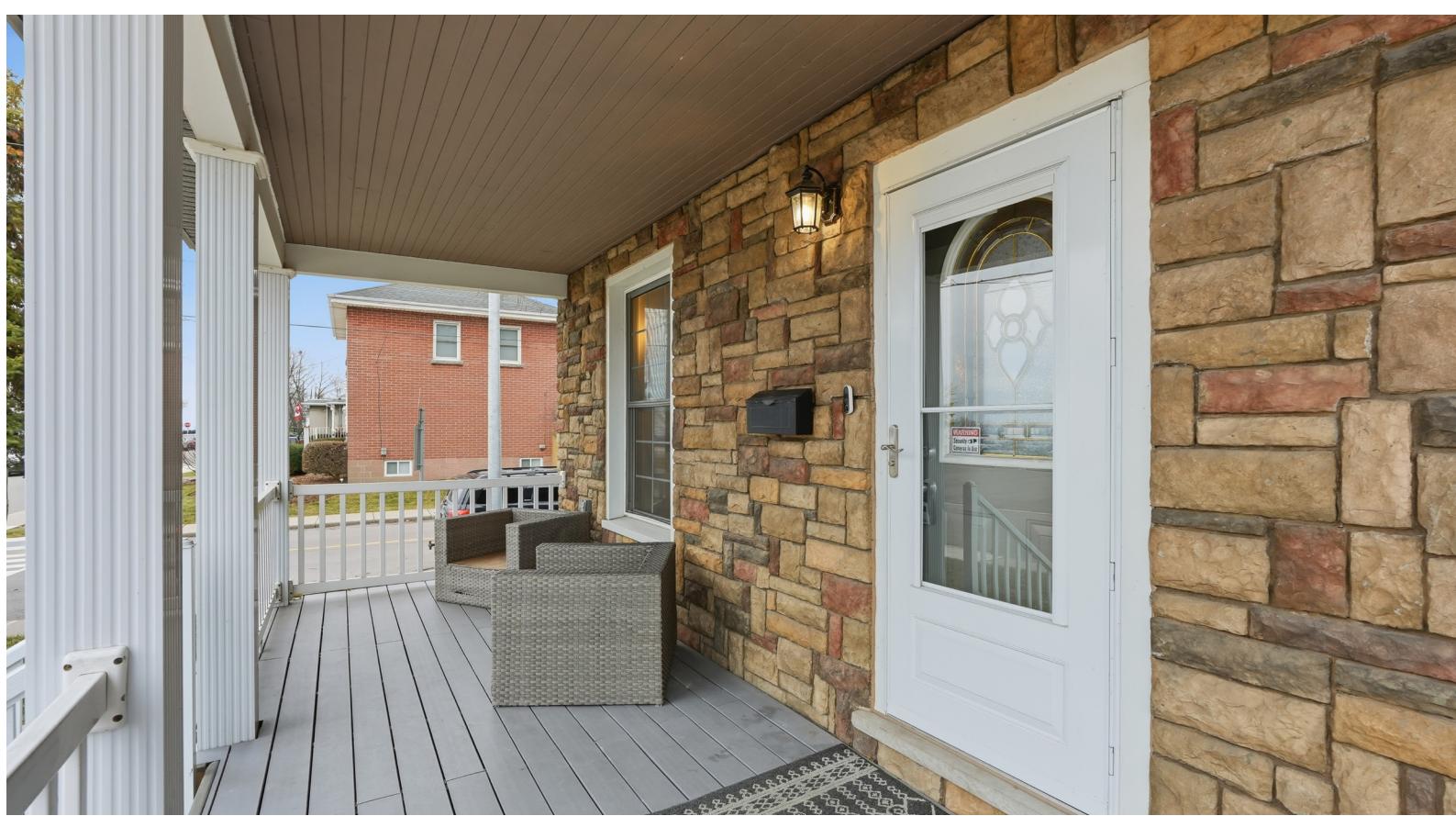


WELCOME TO
232 Mountain Park Avenue



WOOLCOTT
REAL ESTATE



Step Into Something Special

Are you looking for an unbeatable view of the city of Hamilton and the entire Hamilton Bay area? Then this one's for you. This gorgeous and tastefully decorated home at 232 Mountain Park Avenue is on a desirable street at the edge of the escarpment.

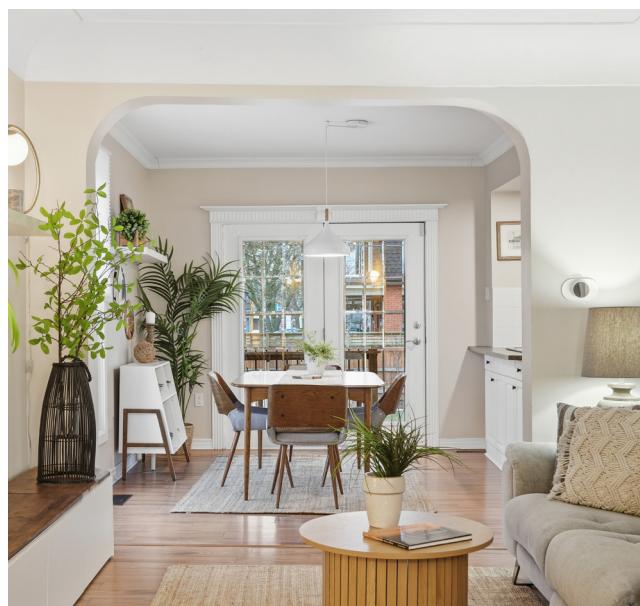




1,358 Sq. Ft.



\$6,376 / 2025



Made For Hosting

This stunner has an open concept main floor with a bright and beautiful living room, featuring a gas fireplace and an eat in kitchen. Just off the kitchen you will find a two-piece bathroom for your convenience.

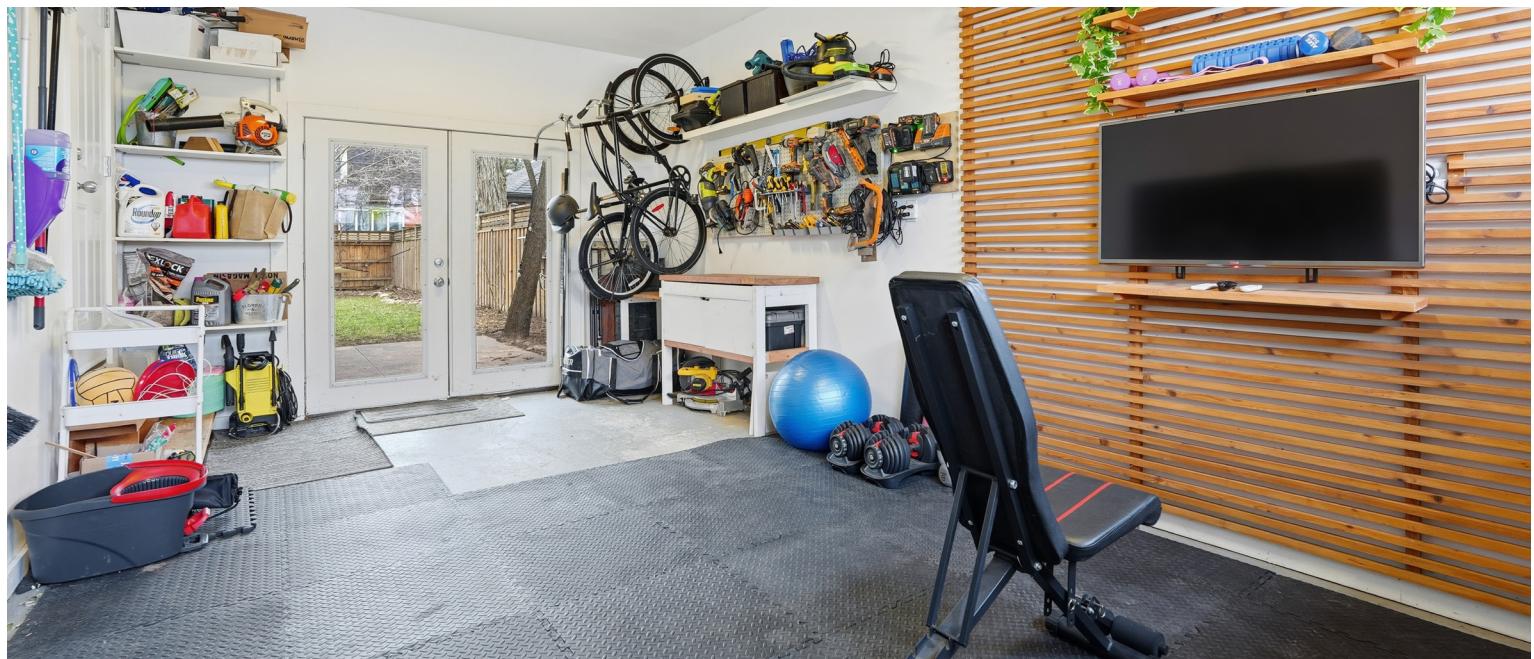




Restful Retreats

On the second level we have three generous bedrooms, and a spacious five-piece family bathroom. Doing laundry is easy here, as the laundry room is located on the second level - close to all the bedrooms! Off one of the bedrooms, you'll find a spacious deck that overlooks the city. On a clear day you can see all the way to Toronto!





Endless Potential

The single car garage is currently used as a gym but can easily be converted back. With double doors leading to the backyard, this garage is a versatile space. Step out back to a large newly fenced yard with an impressive inground pool and a spectacular covered deck - perfect for hosting or dining al fresco.





The Escarpment's Edge

Just a close walk to shops, schools, Juravinski Hospital, the Wentworth stairs, walking trails or walk along the Brow. This is a rare opportunity to have an incredible backyard pool oasis and the most incredible city views out front.



Room Measurements

MAIN LEVEL

Living Room	10' 10" X 18' 8"
Dining Room	9' 10" X 11' 8"
Kitchen	10' 5" X 15' 1"
Bathroom	2 Piece

UPPER LEVEL

Bedroom	10' 10" X 14' 9"
Bedroom	10' 10" X 13' 1"
Bedroom	9' 1" X 11' 3"
Bathroom	5 Piece

LOWER LEVEL

Bonus Room	19' 9" X 30' 0"
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Drew Woolcott
BROKER

Jayne Woolcott
REALTOR®

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