

WELCOME TO  
**157 East 5th Street**



**WOOLCOTT**  
REAL ESTATE



## Move-In Ready Charm

Welcome to this well-maintained two-storey home in Hamilton's desirable Centremount neighbourhood. Offering nearly 1,500 square feet of living space, this three-bedroom, one-bathroom home is the perfect blend of comfort, convenience and potential. Situated on a 162-foot-deep lot, the property provides a spacious backyard and exciting potential for an Additional Dwelling Unit (ADU).

Inside, you'll find bright and inviting living spaces with thoughtful updates throughout, including a refreshed bathroom, modern flooring, a furnace and an air conditioner (2022). The roof was replaced in 2017, giving you peace of mind for years to come. The unfinished basement offers endless possibilities—whether you envision a recreation room, home office or added storage. A private driveway with parking for three vehicles adds to the convenience.

Located within walking distance to Upper James and Mohawk College, this home is close to shops, restaurants, schools, parks and transit, with quick access to the LINC and downtown. This Centremount gem is move-in ready with room to grow — an excellent opportunity for first-time buyers, families or investors.



1,503 Sq. Ft.



\$4,169 / 2024



3



1



## Room Measurements

### MAIN LEVEL

Foyer	9'10" X 6'3"
Eat-in Kitchen	19'2" X 9'10"
Dining Room	16' X 10'6"
Living Room	12'5" X 9'10"
Office	13'4" X 10'3"

### UPPER LEVEL

Primary Bed	15'1" X 11'5"
Bedroom	12'9" X 9'
Bedroom	12'7" X 9'11"
Bathroom	4 Piece

### LOWER LEVEL

Laundry	18'9" X 8'10"
Utility Room	8'11" X 7'7"
Workshop	15'9" X 8'11"



**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
REALTOR®

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289 860 2223  
woolcott.ca

