

WELCOME TO  
**138 Glenholme Avenue**



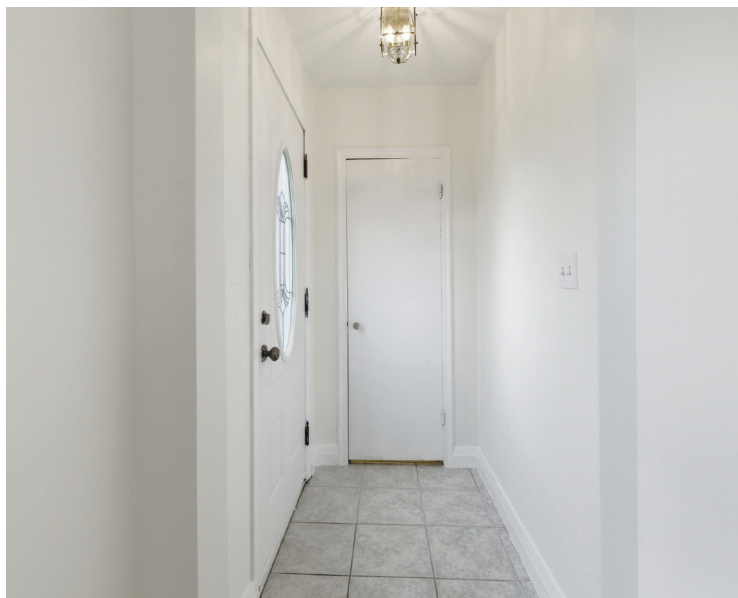
**WOOLCOTT**  
REAL ESTATE



## Where Comfort Comes Naturally

Discover a true standout in Glenview, one of Hamilton's most family-friendly neighbourhoods, set proudly on a prime corner lot and offering the perfect blend of comfort, flexibility and standout features you won't easily find elsewhere.

Inside, the home offers a functional and adaptable layout, featuring a finished basement, one-and-a-half bathrooms and added versatility. Originally designed as a two-plus-one bedroom home and currently configured as a one-plus-one, it can easily be converted back to suit your needs.





1,152 Sq. Ft.



\$4,394 / 2025



1+1



1+1





## Convenient Layout

Fresh, updated kitchen with plenty of cabinetry and prep space, flowing into a bright dining area filled with natural light. A clean, functional layout that works just as well for everyday meals as it does for hosting.





## Rest & Recharge

Bright primary bedroom paired with a spacious main bathroom featuring a full tub and shower, ample vanity storage and convenient in-suite laundry. A practical, well-designed setup for everyday living.





## Versatile Lower Level

Warm, finished basement with a spacious bedroom, cozy wood stove and flexible living space. Perfect for guests, a retreat or additional living. Includes a convenient 2-piece bathroom.





## The Ultimate Garage

At the heart of the property is a rare 780 sq. ft. detached, heated garage/workshop (30' x 26') with hydro—an absolute dream for hobbyists, car enthusiasts or anyone needing serious workspace. Complete with its own furnace, it offers endless potential for storing a boat, creating a full workshop or housing a prized car collection.



## Room Measurements

### MAIN LEVEL

Living Room	22'8" x 10'10"
Dining Room	15'2" x 11'1"
Kitchen	11'9" x 8'2"
Mud Room	11'7" x 7'7"
Primary Bed	11' x 10'
Bathroom	3 Piece

### LOWER LEVEL

Bedroom	21'2" x 11'1"
Bathroom	2 Piece





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