

WELCOME TO
146 Park Row S



WOOLCOTT
REAL ESTATE



Character in Every Corner

All the Hamilton character you've been searching for is right here: dark wood trim and staircase, stained glass windows and a soul this neighbourhood has been cultivating for nearly a century. 146 Park Row South is a one-and-a-half-storey beauty tucked into the heart of the Delta, steps from the best of Ottawa Street full of trendy shops, cafes and restaurants.

Warm, welcoming and filled with character, the living and dining rooms offer the perfect setting for everything from everyday routines to special occasions.





1,106 Sq. Ft.



\$3,839 / 2025



2+1



2





Made for Busy Mornings

With abundant cabinetry, generous prep space and a convenient breakfast bar, the kitchen is designed to keep up with daily life while staying connected to the heart of the home.





Retreat to Comfort

Upstairs, you'll find comfortable and versatile bedrooms filled with natural light, offering space for family, guests or a dedicated home office. The full bathroom combines timeless finishes with everyday functionality, creating a bright and welcoming space to start and end your day.





More Room to Live

The finished basement adds valuable living space with a versatile recreation area, an additional bedroom and a convenient three-piece bathroom.





Space for Every Season

From the bright enclosed sunroom to the fully fenced backyard, these spaces are made for relaxing, entertaining and enjoying the seasons. A spacious patio, green space and detached shed complete the outdoor experience.



Room Measurements

MAIN LEVEL

Living Room	14' X 15'3"
Dining Room	10'2" X 15'1"
Kitchen	14'11" X 9'1"
Bonus Room	14'9" X 7'8"

UPPER LEVEL

Primary Bed	13'3" X 10'9"
Bedroom	12' X 13'1"
Bathroom	3 Piece

LOWER LEVEL

Rec Room	11'6" X 14'
Bedroom	10'11" X 12'4"
Bathroom	3 Piece
Laundry	





Drew Woolcott
BROKER

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REALTOR®

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