

WELCOME TO
17 Tuxedo Avenue S



WOOLCOTT
REAL ESTATE



A Warm Welcome Home

Welcome to this spacious and beautifully maintained 5-bedroom, 3 full bathroom family home, perfectly positioned on an extra-wide 40' x 105' lot in one of Hamilton's most sought-after neighbourhoods.

A thoughtful rear addition expands the already generous living space, while the detached garage and expansive lot offer endless potential. Step inside and discover a seamless blend of timeless character and modern comfort - original wood trim, rich hardwood floors and a welcoming front porch speak to the home's classic roots, while a long list of quality upgrades ensures true peace of mind.





1,681 Sq. Ft.



\$4,540 / 2025



5



3





Upgraded Throughout

Recent improvements include updated bathrooms, windows, roof and garage roof, upgraded electrical and insulation in the garage, hardwood flooring throughout the upper level, pot lights in the kitchen and bathroom, a brand-new upper-level appliance package and a generous rear deck ideal for entertaining.

You'll find a main floor bedroom just off of the kitchen for added convenience.





Spaces To Unwind

Three bright bedrooms and a beautifully updated 3-piece bath provide comfortable accommodations on the second level, while the third-floor loft offers a one-of-a-kind bedroom retreat full of warmth, character and charm.





Versatile Lower-Level

The finished basement adds exceptional versatility, featuring a second kitchen perfectly suited for an in-law suite or multi-generational living.





Everything Within Reach

All of this is just minutes from the green spaces of Gage Park, the vibrant shops, restaurants and cafés of Ottawa Street and quick access to major highways.

This home is offering an unbeatable combination of convenience, character and functionality.



Room Measurements

MAIN LEVEL

Living Room	9'10" X 20'8"
Kitchen	14'7" X 31'2"
Office	10'7" X 11'10"
Bedroom	8'11" X 13'5"
Bathroom	4 Piece

UPPER LEVEL

Bedroom	10'5" X 10'4"
Bedroom	10'5" X 10'
Bedroom	9'2" X 13'10"
Bathroom	3 Piece

THIRD LEVEL

Bedroom	14'7" X 20'8"
---------	---------------

LOWER LEVEL

Rec Room	23'11" X 15'7"
Kitchen	11' X 10'9"
Storage	10'8" X 9'7"
Laundry	8'4" X 11'2"
Bathroom	4 Piece





Drew Woolcott
BROKER

Jayne Woolcott
REALTOR®

RE/MAX ESCARPMENT
REALTY INC., BROKERAGE
INDEPENDENTLY OWNED & OPERATED

289 860 2223
woolcott.ca

