

WELCOME TO
127 Park Row N



WOOLCOTT
REAL ESTATE



Move-in Ready & Made for Living

Charming, move-in ready, and full of thoughtful updates, this two-plus-one-bedroom, one-plus-one-bathroom home is a fantastic opportunity for first-time buyers, downsizers or investors alike.

From the moment you step inside, tasteful renovations and newer flooring throughout the main living space create a fresh, warm and cohesive feel.





759 Sq. Ft.



\$2,736 / 2026



2+1



2





Made to Entertain

The eat-in kitchen is a standout, featuring crisp white cabinetry, butcher block countertops and a stylish stone backsplash. With direct access to the rear yard, it's perfect for morning coffee or easy summer entertaining.





Room for Everyone

The main floor offers two comfortable bedrooms and a well-appointed bathroom, providing practical living with plenty of flexibility for everyday life.





Versatile Lower Level

Downstairs, the partially finished basement offers excellent flexibility, with additional space that could serve as a third bedroom, home office or rec room, along with a convenient three-piece bathroom.





Outdoor Living

Step outside to your own private retreat: a fully fenced rear yard with plenty of room to relax or play, a large wood deck ideal for outdoor dining and an impressive gazebo perfect for lounging or hosting friends and family. Parking for one vehicle adds everyday convenience in a walkable, established Hamilton neighbourhood close to parks, schools and amenities.



Room Measurements

MAIN LEVEL

Living Room	16'9" X 10'9"
Kitchen	15'10" X 10'9"
Primary Bed	16'8" X 9'10"
Bedroom	10'4" X 9'10"
Bathroom	4 Piece

LOWER LEVEL

Rec Room	13'1" X 11'0"
Bedroom	9'1" X 10'4"
Bonus Room	10'6" X 11'0"
Laundry	9'1" X 10'4"
Bathroom	3 Piece





Drew Woolcott
BROKER

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