

WELCOME TO
13 Picton Street W



WOOLCOTT
REAL ESTATE



A Hamilton Home to Love

Amazing and recently renovated! This beauty in the Bay Front area of Hamilton has been transformed into an amazing two-bedroom, one-and-a-half-bath stunner.

A five-minute walk to the West Harbour GO Station makes commuting simple, while the inviting front porch adds great curb appeal. Step inside to the front foyer and a beautiful living area with a gas fireplace, open to the spacious dining area filled with natural light.





1,177 Sq. Ft.



\$3,689 / 2025



2



1+1





The Main Floor

Also on the main floor is an updated three-piece bathroom and a brand-new kitchen with everything you need to cook and entertain guests.





A Place to Unwind

Head upstairs via the new modern staircase to an inviting primary bedroom featuring a spectacular walk-in closet. The second level also includes a new two-piece bathroom for added convenience.





Room to Grow

Also on the second level is a charming second bedroom, offering a comfortable and versatile space for family, guests or a home office.





Backyard Bliss

The lower level features a large laundry room and a huge unfinished dry storage area. Out back, enjoy a beautiful backyard with a great gazebo for relaxing and spending time outdoors.



Room Measurements

MAIN LEVEL

Living Room	17'1" X 15'10"
Dining Room	10'0" X 9'9"
Kitchen	13'7" X 9'1"
Bathroom	3 Piece

SECOND LEVEL

Primary Bed	11'10" X 10'0"
Ensuite	2 Piece
Bedroom	17'3" X 7'5"

LOWER LEVEL

Laundry	12'0" X 9'3"
Bonus Room	26'0" X 15'7"





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