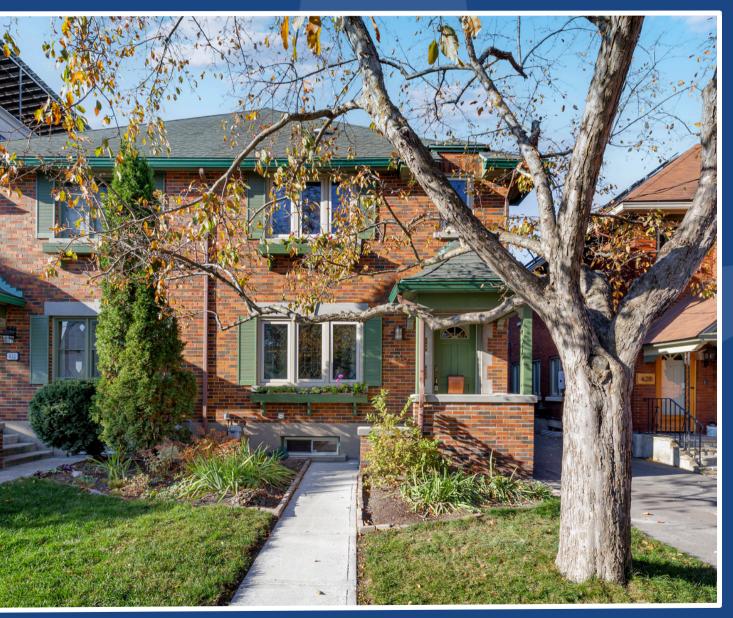
Welcome to

430 Hamilton Avenue South



CHELL







Executive "Younghusband" 3 storey semi-detached home, nestled in the desirable Civic Hospital area, steps from the Experimental Farm, Dows Lake and the trendy shops and bistros of Wellington West! With a unique center hall plan, this home offers a remarkable sense of spaciousness while seamlessly combining classic charm with modern comfort. Boasting an inviting living room adorned with leaded glass windows and decorative fireplace. The dining room is open to the renovated kitchen featuring quartz counters. The sunroom offers a bright, versatile space, ideal for enjoying your morning coffee or used as a home office. Primary bedroom features two closets plus a walk-in, and rare ensuite bath. An additional spacious bedroom (previously two rooms) and renovated 4pc bathroom complete the second level. The third floor loft/bedroom offers flexible space for an office, den or playroom. Finished basement with rec room, guest bed and 3pc bath/laundry. Beautiful west-facing backyard with patio and gardens.







MAIN LEVEL

Foyer 18'2" x 5'2"
Living Room 17'0" x 14'9"
Dining Room 14'0" x 10'8"
Kitchen 14'0" x 7'7"
Sunroom 10'1" x 10'0"

SECOND LEVEL

Primary Bedroom 17'3" x 13'4"
Ensuite 4-piece
Bedroom 18'6" x 11'6"
Bathroom 4-piece

THIRD LEVEL

Loft/Bedroom 11'1" x 10'0" Office 11'1" x 7'0"

BASEMENT

Recreation Room 17'2" x 11'10" Den/Guest Room 15'3" x 8'1" Bathroom/Laundry 3-piece

Utility Room

Bedrooms: 3
Bathrooms: 3

Neighbourhood: Civic Hospital

Lot Size: 23.2 ft x 104 ft

Year Built: 1936 Possession: TBA

Style: Semi-Detached, 3 Storey

Exterior: Brick

Parking: 1 on left side of shared garage

Heating: Hot Water / Natural Gas

Cooling: Heat Pump

Flooring: Hardwood, Tile, Mixed

Taxes: \$7,508 / 2024

INCLUSIONS

Refrigerator, Stove, Dishwasher, Hood Fan,

Washer, Dryer, Natural Gas BBQ,

Hot Water Tank, Portable A/C on 3rd Level,

2 Carpets in Basement Rec Room,

Wall unit in Living Room, 2 Ductless Heat Pumps.



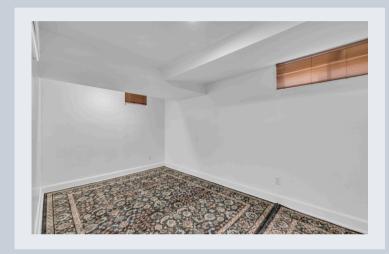




















2024

- Roof vents upgraded and skylight replaced (Firon Roofing)
- · Plaster ceiling and two walls in guest room replaced with drywall (Patchboyz)
- Front walkway and window well replaced (LT Integrity)
- Plumbing stack replaced and backwater valve added (John the Plumber)
- Handrails added to attic and basement stairs (Frank Building Supplies and Service)
- Second floor bathroom vents replaced (Bedard Plumbing)
- Kitchen faucet replaced (Bedard Plumbing)
- Retaining wall replaced (Stonehenge Masonry)
- Front porch repointed (Stonehenge Masonry)
- Patio stairs: lowest level raised to prevent water pooling (Stonehenge Masonry)

2023

• Main bathroom renovation (Electrical and Plumbing Store)

2022

- Replaced kitchen window (Heritage Carpentry and Joinery)
- Heat pump/air conditioning installation (Parent Heating and Cooling)
- Basement: Floor tiled, foundation crack in utility room sealed with bitumen, then
 parged and drywalled (LT Integrity); new baseboards, and pot lights; epoxy
 on floor in basement guest room; new sink and toilet in laundry room and new sink
 in utility room (Bedard Plumbing)
- Mortar on northwest corner of sunroom replaced (Stonehenge Masonry)

2021

• Water heater replacement (Parent Heating and Cooling)

2018

New fence (Fence-All)

UPGRADES LIST

430 Hamilton Avenue South

2017

- Kitchen counters replaced (Ceragres), new sink (Preston Kitchen and Baths)
- Newly purchased 1930s sconce lights (living room) and chandelier (dining room)
- Support post for front porch (southward) replaced with new fir post

2016

 Exterior (storm) windows - all windows except front rooms and upstairs bathrooms (Premier Windows)

2014

• Garage roof re-roofed (Sanderson Roofing)

2013

 Chimney repaired: new mortar on lower bricks, top three courses replaced, new metal cap and flue tiles (Stonehenge Masonry)

2012

- Back door and back screen door replaced (Graemar Carpenters and Joiners)
- Maytag refrigerator purchased and installed
- Front step concrete replaced (Adrian Lang, A.L Construction)
- Driveway paved

2011

• Ornamental mantlepiece tiled (Adrian Lang, A.L. Construction)

2010

 Kitchen: Maytag dishwasher and gas range installed; range hood and venting installed, (Adrian Lang, A.L. Construction)

2009

- Lead pipe from street water service to house replaced with copper pipe
- Installation of Lexan skylight over the back veranda (G. Savone)

UPGRADES LIST

430 Hamilton Avenue South

2007

- Roof re-shingled (Quality 1st Roofing)
- Installation of back patio (Adrian Lang, Fraser Wilson Inc.)
- Ornamental mantlepiece repaired (G. Savone)
- Extend basement bathroom to create laundry room (G. Savone); new Maytag washer and dryer

2006

- Replacement of heating system with natural gas high-efficiency boiler (Ideal Combustion)
- Eavestroughs added or replaced (Huyvan Home Improvement)

2005

· Attic floor refinished and floating floor added

2004

- All knob-and-tube wiring replaced with modern wiring (Globe Electric), holes in plaster patched with drywall
- Alarm system installed (Protectron)
- Basement windows replaced (G. Savone)





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