

\$679,900 - 200 Sanford Avenue S, Hamilton

MLS® #40740136

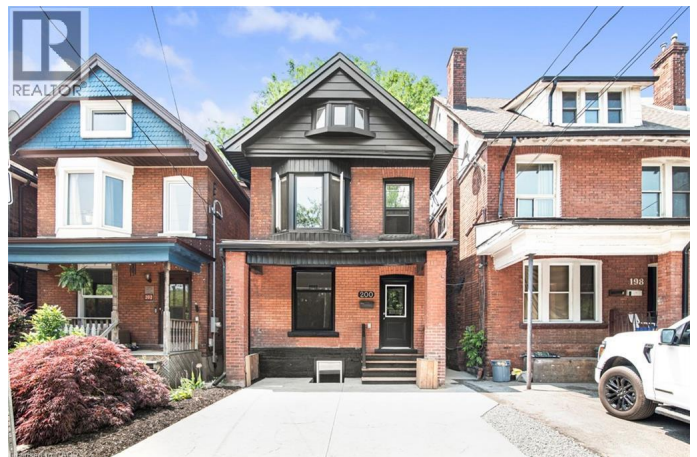
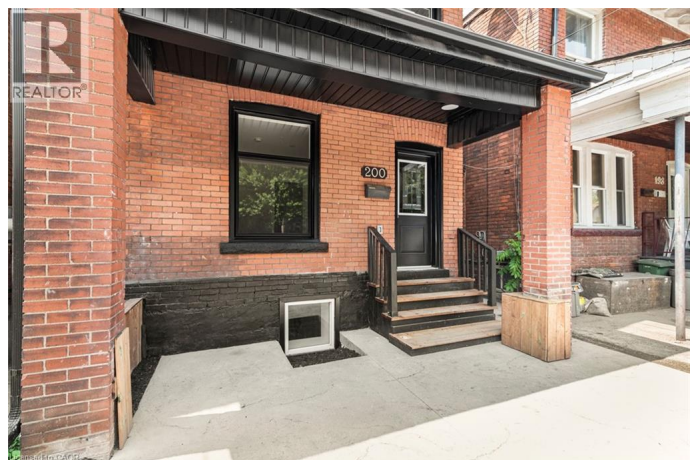
\$679,900

4 Bedroom, 4.00 Bathroom, 1,402 sqft

Multi-family on 0.00 Acres

220 - St. Clair/Blakeley, Hamilton, Ontario

Turnkey Legal Duplex in Sought-After St.Clair Neighborhood - Fully Permitted, Professionally Renovated. An exceptional investment opportunity awaits in the heart of Hamilton's desirable St.Clair neighborhood. This professionally designed and fully permitted legal duplex has been renovated from top to bottom, inside and out, offering a perfect blend of style, functionality, and long-term value. Each of the two fully self-contained units includes private entrances, individual hydro meters, in-suite laundry, air conditioning, and dedicated parking (2spots total). Whether you're looking to generate premium rental income or live in one unit while leasing the other, this property offers flexibility and immediate income potential. Unit #1 features 2 cozy bedrooms, a large loft space ideal for home office, guest area, or playroom, 1 full bathroom, and 1 half bathroom-perfect for families or professionals seeking extra space. Unit #2 offers 2 bright and comfortable bedrooms, 1full bathroom, and 1 half bathroom, along with a new private rear deck-an ideal space for outdoor dining or quiet relaxation. Luxury plank flooring Custom sleek stair railings Modern kitchens with quartz countertops and contemporary cabinetry Stylish bathrooms with designer fixtures Upscale doors, hardware, and trendy lighting All-new appliances Newly poured concrete driveway and walkway. Modern windows Newer roof, and refreshed eavestroughs, soffits, and fascia Beyond the finishes, this



duplex delivers peace of mind with all major systems updated, including plumbing, electrical, and HVAC. The work has been fully permitted and completed to the highest standards. Approximately 2000 sqft or finished living space. Situated in a vibrant, established neighborhood close to transit, hospitals, schools, parks, and downtown amenities, this property is ideally located for attracting quality tenants. (id:6289)

Essential Information

Listing #	40740136
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Square Footage	1,402
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	200 Sanford Avenue S
Subdivision	220 - St. Clair/Blakeley
City	Hamilton
Province	Ontario
Postal Code	L8M2H2

Amenities

Amenities	Hospital, Place of Worship, Playground, Public Transit, Schools, Shopping
Parking Spaces	2

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Stone

Listing Details

Listing Office Keller Williams Complete Realty



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