

# \$2,350,000 - 1291 Old Highway 8, Hamilton

MLS® #40746763

**\$2,350,000**

5 Bedroom, 0.00 Bathroom, 2,201 sqft

Agriculture on 25.00 Acres

045 - Beverly, Hamilton, Ontario

The TOTAL PACKAGE!!! ~6000 sq ft outbuilding & a ~2200 sq ft bungalow, with a grade level walk-out basement, all situated on ~42 picturesque acres. The ~6000 sq ft outbuilding features 3PHASE (600 volts 500 amp) electrical service. In floor heating in the in-law suite & middle bay only. 3 bay doors, office & 3pce bath. PLUS there is a 1 bedroom loft in-law suit. Bright sun filled open concept floor plan. Living room with cozy gas fireplace. Updated kitchen with a huge island with breakfast bar, quartz counters, 36" Wolf stove, stainless steel fridge/freezer & Miele dishwasher. Spacious bedroom overlooking the main floor with wood ceilings. Combination walk-in closet, laundry with full size washer/dryer & 3pce bath. For the INVESTOR there's a potential for great MONEY MAKING OPPORTUNITIES!!! Sprawling ~2200 sq ft 4 bedroom, 3 bath brick home offers a large living room with double sided wood burning fireplace. Eat-in kitchen with a walk-out to a composite deck & above ground pool. Full basement, partially finished with a grade level walk-out. Separate workshop/hobby room. New 125' deep well in 2020. 42 acres with ~30 acres workable. For the owner, you have your own gym (47' X 38'). Close to a full size indoor Pickleball Court, Basketball half court, ball hockey area or Yoga Studio. Other options: pottery studio, arts & crafts, storage for vintage & classic cars or operate a small home based business. (id:6289)



Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| Listing #      | 40746763    |
| Price          | \$2,350,000 |
| Bedrooms       | 5           |
| Bathrooms      | 0.00        |
| Square Footage | 2,201       |
| Acres          | 25.00       |
| Year Built     | 1972        |
| Type           | Agriculture |
| Sub-Type       | Freehold    |
| Style          | Bungalow    |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 1291 Old Highway 8 |
| Subdivision | 045 - Beverly      |
| City        | Hamilton           |
| Province    | Ontario            |
| Postal Code | L0R1Z0             |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Features       | Crushed stone driveway, In-Law Suite |
| Parking Spaces | 12                                   |
| Parking        | Attached Garage                      |
| # of Garages   | 1                                    |
| Has Pool       | Yes                                  |
| Pool           | Above ground pool                    |

**Interior**

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer |
| Heating         | Electric Baseboard heaters                                     |
| Cooling         | Wall unit                                                      |
| Fireplace       | Yes                                                            |
| # of Fireplaces | 3                                                              |
| Fireplaces      | Wood,Propane,Wood                                              |
| # of Stories    | 1                                                              |
| Has Basement    | Yes                                                            |

**Exterior**

|            |                 |
|------------|-----------------|
| Exterior   | Brick Veneer    |
| Foundation | Poured Concrete |

## Listing Details

Listing Office      Keller Williams Edge Realty



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Listing information last updated on November 5th, 2025 at 4:01am EST