

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

MLS® #X12257345

\$2,350,000

5 Bedroom, 4.00 Bathroom,
Agriculture on 0.00 Acres

Rural Flamborough, 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)



Essential Information

Listing #	X12257345
Price	\$2,350,000
Bedrooms	5
Bathrooms	4.00
Acres	0.00
Type	Agriculture
Style	Bungalow

Community Information

Address	1291 Old Highway 8
Subdivision	Rural Flamborough
City	Hamilton
Province	Ontario
Postal Code	L0R1Z0

Amenities

Amenities	Golf Nearby, Park, Place of Worship, Fireplace(s)
Utilities	Electricity
Features	Level lot, Level
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Above ground pool

Interior

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

Exterior

Exterior	Wood, Brick Veneer
Lot Description	248 x 1344 FT 25 - 50 acres

Foundation

Poured Concrete

Listing Details

Listing Office

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