

\$1,575,000 - 3311 Burnham Street N, Hamilton Township

MLS® #X12415303

\$1,575,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Hamilton, Hamilton Township, Ontario

Situated on 2.11 acres just north of Cobourg, this property presents a rare opportunity for those seeking a home-based business with a dedicated storefront and workshop. The charming residence features shutters, meticulously maintained perennial gardens, and a meandering stone path that enhances its curb appeal. Inside, the open principal living space offers a carpet-free layout, with a cozy living room highlighted by a fireplace and custom built-ins. The bright dining room sets the stage for entertaining, while the modern kitchen boasts a breakfast bar with pendant lighting, sleek countertops, glass tile backsplash, recessed lighting, and an abundance of cabinetry and counter space. The main floor includes a well-appointed primary bedroom with double closets, a spacious bathroom with a separate tub and shower, a second bedroom, and the convenience of main floor laundry. The lower level is ideal for extended family or guests, offering in-law suite potential with a games room or den, kitchenette, recreation room, guest bedroom, and bathroom. A thoughtfully designed back hall mudroom with built-ins provides additional storage and connects the residence to the expansive shop with 4,863 sq. ft. of commercial space. This versatile space features soaring ceilings, excellent lighting, and an open layout suited for a retail operation, art gallery, or showroom. A front



reception area, bathroom, massive workshop, office, and single-bay loading area complete the functional floor plan. Ample parking accommodates both residents and visitors. Outdoors, a private deck offers the perfect retreat for lounging or al fresco dining. Mature trees enhance privacy, with plenty of room to explore and cultivate. Just a short distance to town amenities and Highway 401 access, this property blends lifestyle and opportunity in one impressive package. (id:6289)

Essential Information

Listing #	X12415303
Price	\$1,575,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3311 Burnham Street N
Subdivision	Rural Hamilton
City	Hamilton Township
Province	Ontario
Postal Code	K9A4J7

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Natural Gas Available
Parking Spaces	20
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	360 x 255 FT 2 - 4.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX HALLMARK FIRST GROUP REALTY LTD.



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