

\$1,449,000 - 1019 Beach Boulevard, Hamilton (hamilton Beach)

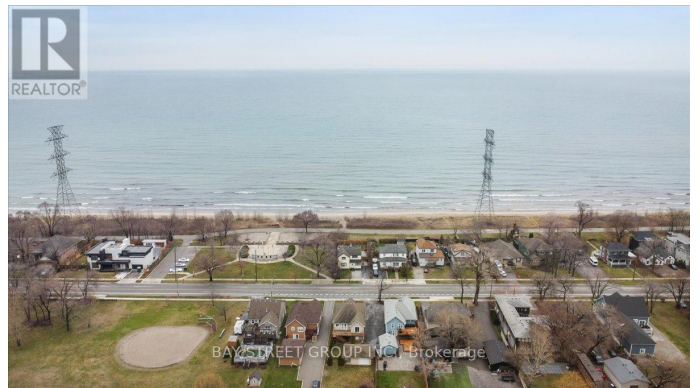
MLS® #X12436557

\$1,449,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Hamilton Beach, Hamilton (hamilton Beach),
Ontario

BEACHFRONT 2-UNIT PROPERTY WITH WATERFRONT TRAIL ACCESS A RARE OPPORTUNITY! This recently updated 2000+ Sq. Ft. property offers prime beachfront living with direct access to the Lake Ontario Waterfront Trail. Ideal for family living, an in-law suite, or an income-generating investment! The main level features an open-concept kitchen and dining area, a large living room, and a covered sunroom. A bedroom with ensuite privileges, a second full bathroom, and an office with backyard access provide great functionality. The spacious living room can be converted into a second bedroom. The upper level includes a separate entrance and a self-contained 3-bedroom apartment with a full kitchen, dining area, stackable laundry, and spacious living room. A private deck offers stunning lake views. Key Updates: Furnace, A/C, and water heater updated in 2021. EV charger. Interior Highlights: Complete interior renovation with fresh paint and new flooring. New doors and modern lighting throughout. New appliances, including washer and two dishwashers. Upgraded electrical system (200 amps). Newly built storage room in the basement. Exterior Enhancements: New stone interlocking in front and backyard. Privacy-enhancing new fence and landscaped planting areas. New hot tub, gazebo, and



BBQ setup. New automated sprinkler system, deck cleaning, and fresh window blinds. This meticulously upgraded home is move-in ready, with a resort-style backyard featuring a fire pit, hot tub, BBQ area, and lawn. With direct beach access and steps from the boardwalk, enjoy versatile living options, whether renting, living with family, or simply enjoying this beautiful space. Key Features: 4 bedrooms (living room on Main level can be converted to 5th bedroom). 3 full bathrooms (including ensuite). Open concept living and dining areas. Resort-style backyard. Live just steps from the beach and experience the best this beachfront property has to offer! (id:6289)

Essential Information

Listing #	X12436557
Price	\$1,449,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1019 Beach Boulevard
Subdivision	Hamilton Beach
City	Hamilton (hamilton Beach)
Province	Ontario
Postal Code	L8H6Z8

Amenities

Amenities	Park, Beach, Hospital, Public Transit
Features	Sump Pump, In-Law Suite
Parking Spaces	4
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Appliances	Hot Tub, Water Heater, Dishwasher, Dryer, Microwave, Stove, Two Washers, Window Coverings, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn sprinkler, Landscaped
Lot Description	45.9 x 132.5 FT under 1/2 acre
Foundation	Block

Listing Details

Listing Office BAY STREET GROUP INC.



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