

\$1,750,000 - 1966 Concession 2 W, Hamilton

MLS® #X12444290

\$1,750,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Flamborough, Hamilton, Ontario

Enjoy the tranquility of 13.5 acres, set well back from the country road and featuring two serene ponds, a private retreat for nature lovers. This impressive one-floor bungalow showcases an airy open layout with expansive windows framing the property's natural beauty. The massive country kitchen is a dream for both cooking and gathering, offering custom cabinetry, two large islands, granite counters, a deep farmhouse sink, a separate dining area, and premium stainless-steel appliances. The spacious living and dining rooms are bathed in natural light and highlight a beautiful stone feature wall with fireplace and built-in cabinetry. A huge deck extends from the dining room, featuring a covered section perfect for outdoor meals and relaxation, which opens to an expansive sun-filled deck overlooking the property. A welcoming front porch adds to the home's charm and creates a perfect spot to enjoy peaceful country mornings. Three bedrooms include a bright primary suite with double closets and a newly designed bathroom featuring glass-enclosed shower and heated floors. The newly finished lower level, accessible by a separate entrance as well, is a bright open-concept space with luxury vinyl wood-look floors. It features three versatile areas currently used as a bedroom/sitting room, recreation room, and games room, along with a full bathroom with heated floors. The massive laundry room offers plenty of cabinetry and houses the home's water-treatment systems. This level is



ideal for parties, a teen retreat, or an in-law suite. Outdoors, the property shines with natural beauty and practical amenities, including a newer 60' X 40' garage with three oversized doors, perfect for car enthusiasts, equipment storage, or the ultimate workshop and man-cave. Peace of mind comes with a Home Warranty covering all major systems and appliances. (id:6289)

Essential Information

Listing #	X12444290
Price	\$1,750,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1966 Concession 2 W
Subdivision	Rural Flamborough
City	Hamilton
Province	Ontario
Postal Code	L0R1T0

Amenities

Amenities	Place of Worship, Schools, Park, Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Natural Gas Available
Features	Wooded area, Irregular lot size, Lane, Hilly, Guest Suite
Parking Spaces	18
Parking	Detached Garage, Garage, RV, Tandem
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Water purifier, Water Treatment, Dishwasher, Dryer, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Aluminum siding, Shingles
Exterior Features	Landscaped
Lot Description	199 x 956 Acre 10 - 24.99 acres
Foundation	Block

Listing Details

Listing Office THE REAL ESTATE BOUTIQUE BROKERAGE, INC.



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