



#302 - 181 James Street North, Hamilton

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REAL ESTATE





Enjoy the ultimate in luxury boutique condominium living at 'The Acclamation Condos' in a highly sought after neighbourhood in downtown Hamilton. Ideally located amongst restaurants, cafes, shopping, amenities, street festivals, art gallery, Hamilton Harbor Waterfront Trail, Bayfront Park and so much more! Convenient access to GO train (8-minute walk), transit and major highways. Fantastic walk score 99, bikers score 94 and transit score 83.

This beautifully appointed luxury suite features approximately 679 square feet with a walkout to an amazing 17'10" x 17'5" private terrace, boasting a two-sided gas fireplace. Stylish kitchen outfitted with contemporary cabinetry, pot lights, stainless steel appliances including gas stove, quartz counters with complimentary backsplash, and breakfast bar with upgraded pendant lighting. The open concept living/dining room showcasing an impressive two-sided gas fireplace, is well designed for entertaining and everyday life. The massive terrace (rarely offered) presents plenty of outdoor living space, providing the perfect backdrop for relaxation and escape. Includes gas line for a gas barbecue. Offering a spacious primary bedroom featuring a large window and a sizeable walk-in closet. The spa inspired 4-piece bathroom hosts a floating vanity and tub/shower combination. A large walk-in pantry/storage room and handy in-suite laundry/storage room complete this fabulous home. One owned underground parking space and locker.

Excellent building amenities include a grand lobby that exudes luxury, highlighting a stunning wall feature with fireplace. Additional exercise room, roof top terrace boasting gorgeous views of the city, bike storage and visitor parking.

Fabulous lifestyle living!!









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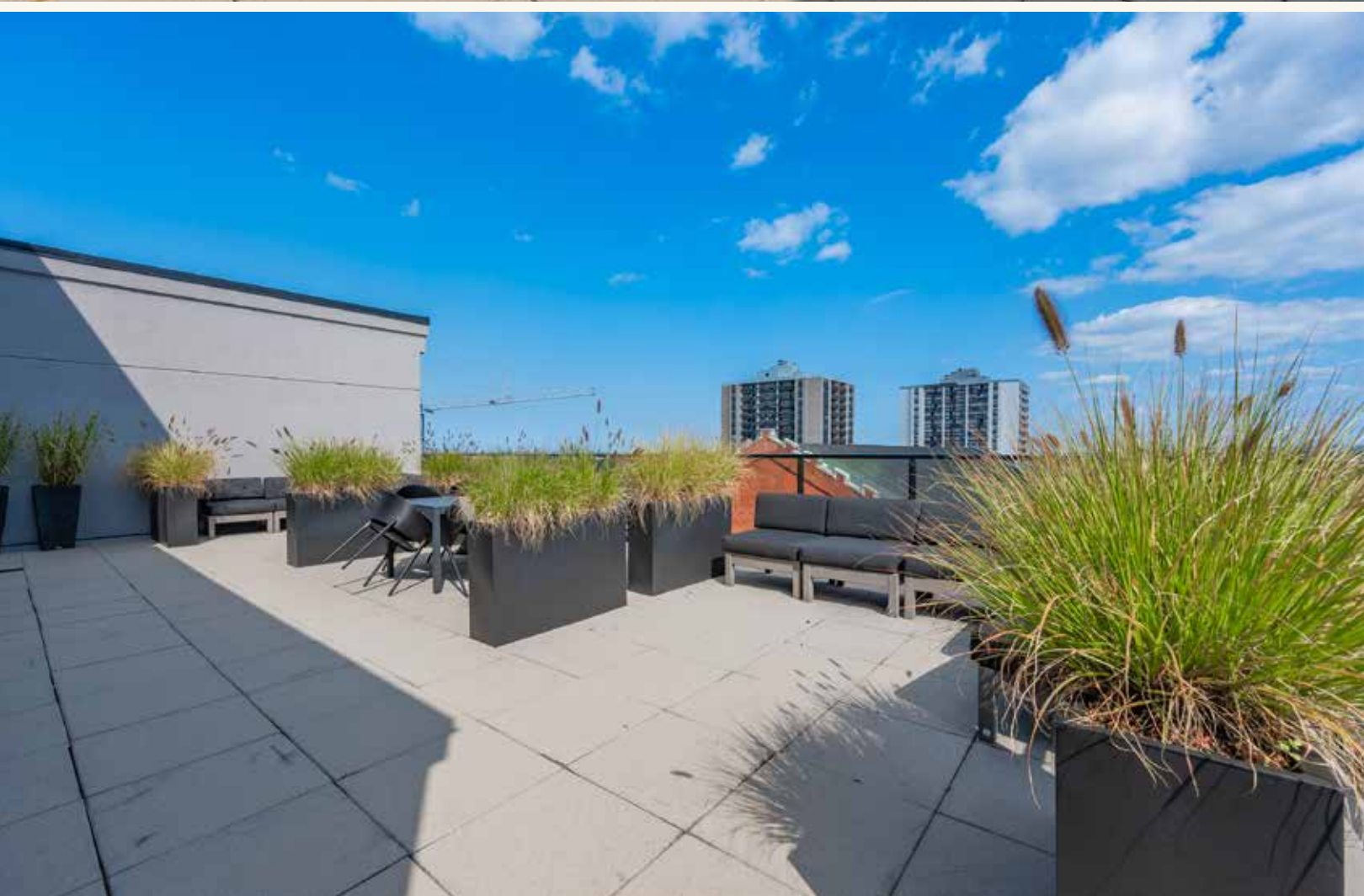












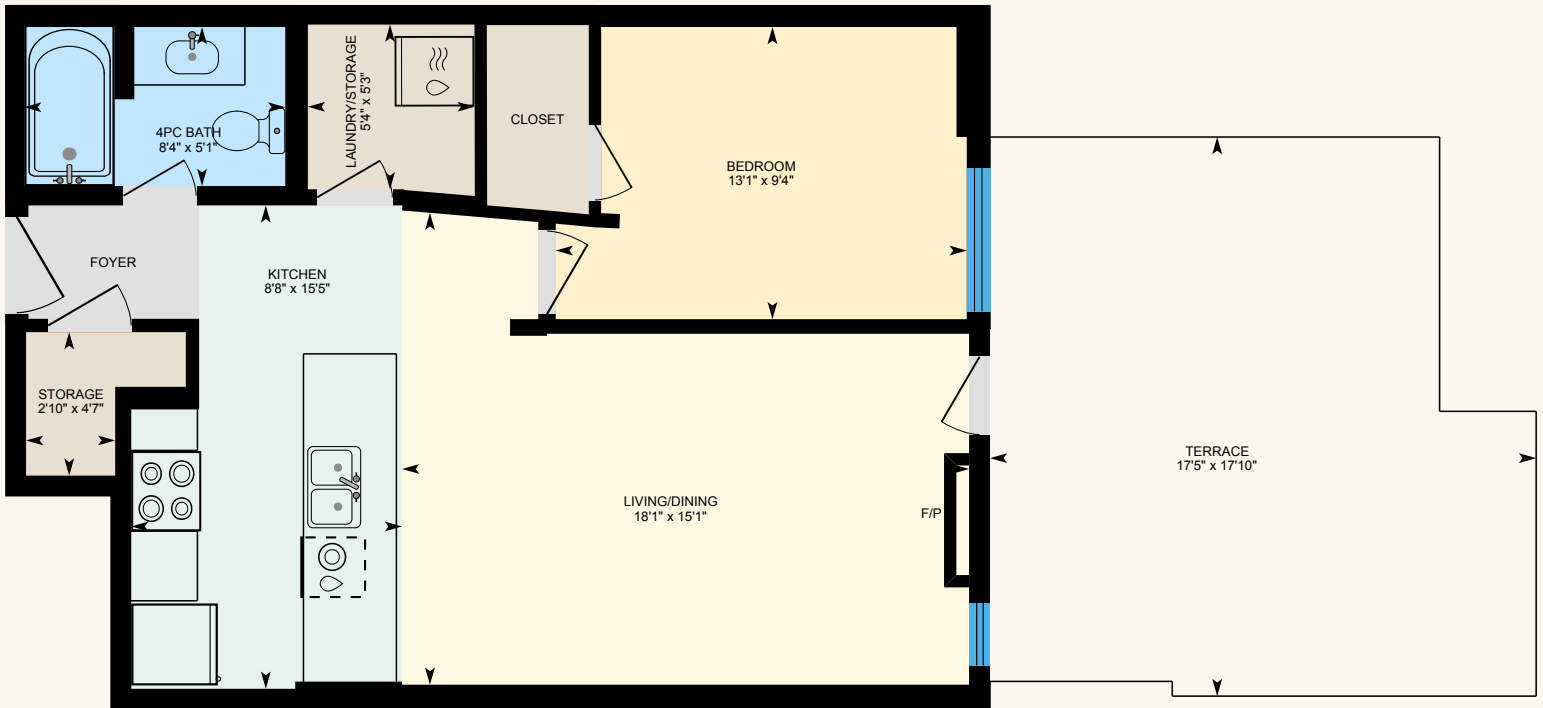






# #302 - 181 James Street N, Hamilton

Approx. 679 square feet  
plus private 17'10" X 17'5" terrace



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## Property Details

**Inclusions:** Fridge, gas stove, built-in dishwasher, built-in microwave, washer & dryer, all electric light fixtures & all window coverings

**Legal Description:** UNIT 2, LEVEL 3, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 574

**Taxes:** \$3,506 for 2023

**Possession:** Flexible

**Square Footage:** Approximately 679 plus 17'10" x 17'5" terrace

**Deposit:** 5%

**Condo Fee:** \$461.19 includes building insurance, common elements, building maintenance, heat, natural gas, water, central air conditioning, & visitor parking

**Owned Parking:** #2A

**Owned Locker:** Room B115 - #57

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.

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