



65 Sunning Hill Avenue, Hamilton

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Gorgeous updated 4 bedroom family home in the sought after Sunning Hill neighborhood close to Mountain Brow, the Concession Street shopping district, West Harbour GO, schools & amenities. Nestled on a mature premium oversized 62' x 222' private lot with an incredible backyard oasis boasting a stunning inground saltwater pool, multiple entertainment decks & play areas. Impressive circular driveway accommodating parking for 8 cars. All this on a family friendly quiet street.

This warm & inviting highly functional home provides generous sized primary rooms with an expanse of oversized windows allowing an abundance of natural daylight, hardwood floors, pot lights, smooth ceilings, crown moulding, upgraded light fixtures, neutral décor, fresh paint & much more. The well-appointed main level offers a massive chef-inspired kitchen outfitted with a large centre island, granite counters, glass tile backsplash, stainless steel appliances, built-in wine rack, beverage fridge, ample cabinetry including pull-out drawers & pantry. The cozy living room hosts a gas fireplace & overlooks the formal dining room with a glass door walk-out to the back yard, perfect for entertaining & family gatherings. Fantastic spacious family room with entertainment centre utilizing extensive use of large windows & glass doors bringing the outdoors in. The walkout leads to multiple outdoor decks & spectacular dream backyard. Convenient mudroom with laundry & 2-piece bathroom.

A striking wrought iron staircase leads to the second level offering ceiling fans & California shutters. The tranquil primary bedroom retreat presents a walk-in closet & lavish spa like 5-piece ensuite equipped with a heated floor, double sink vanity, oversized glass walk-in shower & soaker bathtub. Three additional good-sized bedrooms (one showcasing a children's play area), linen closet & beautiful 4-piece bathroom with heated floor complete this floor.

The lower level features two versatile recreation rooms, handy 3-piece bathroom & multiple storage areas.

A special one-of-a-kind property!









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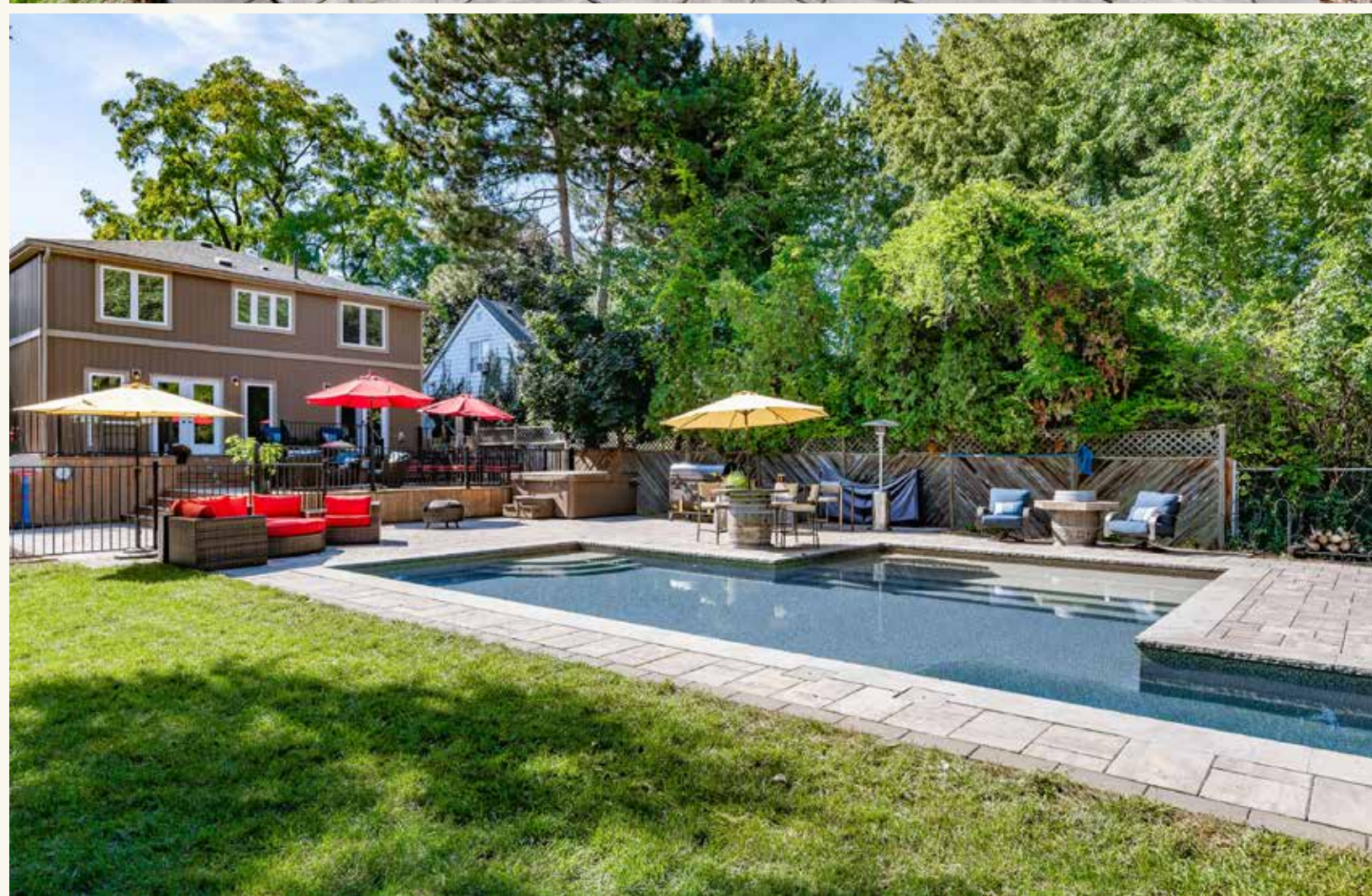


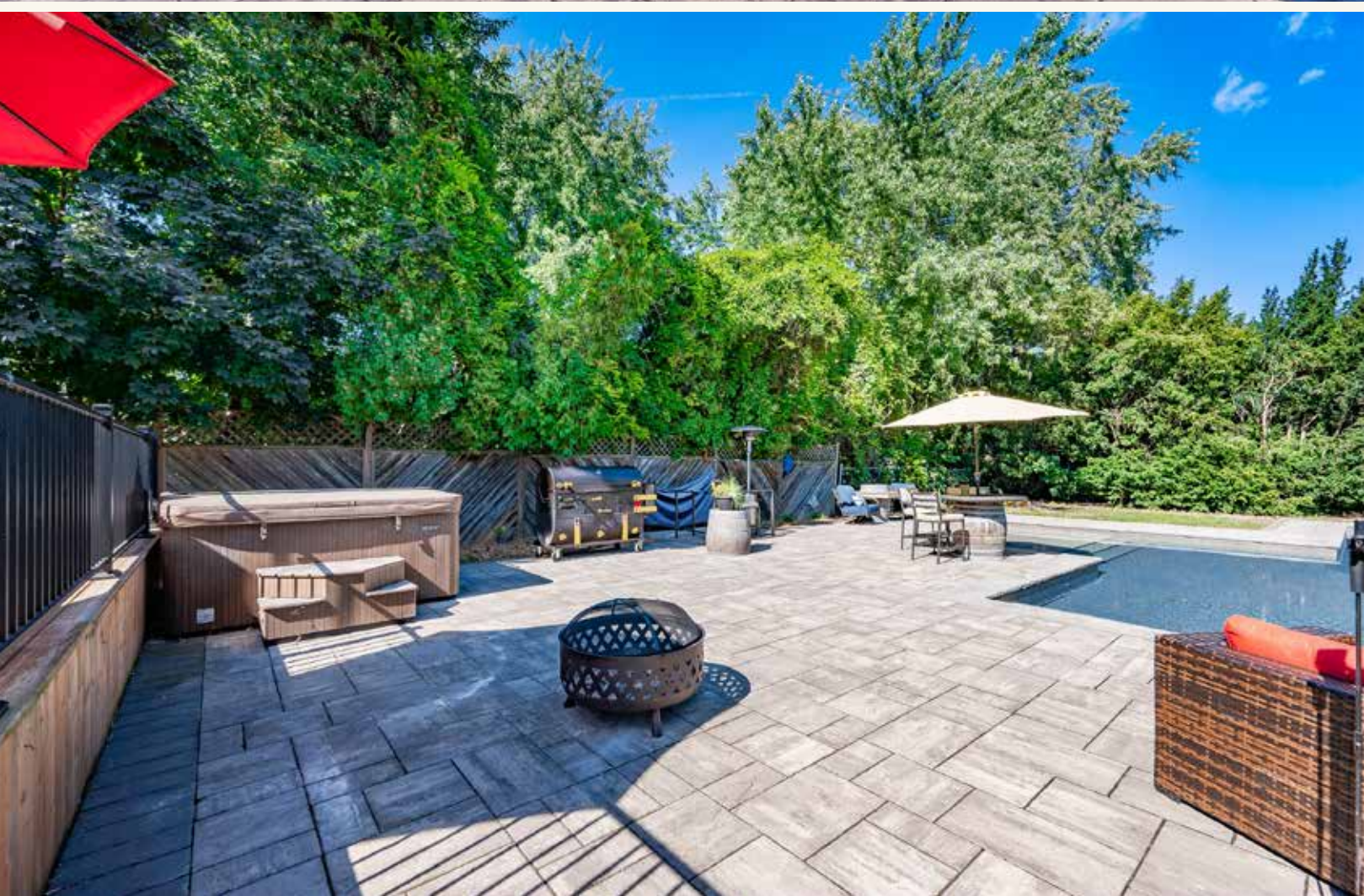








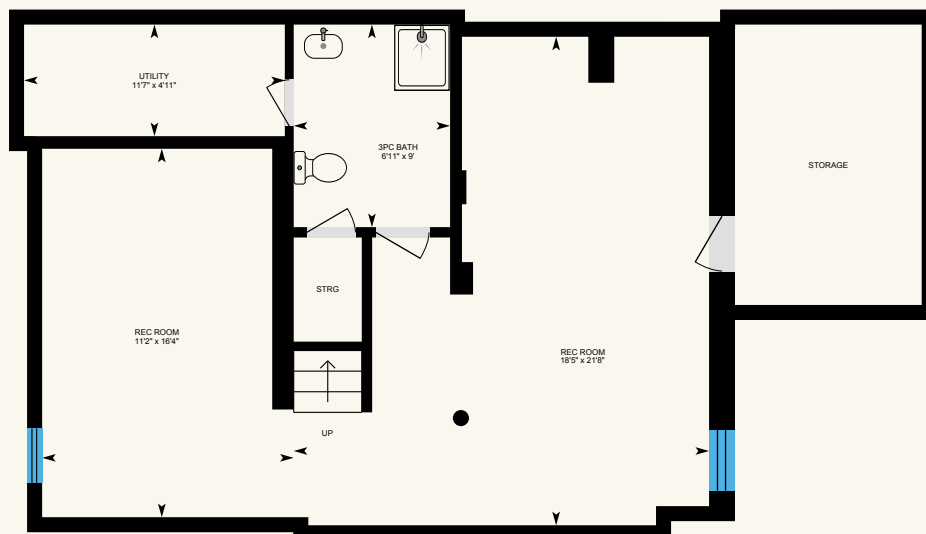






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Approx. 2505 square feet
plus finished basement





Property Details

Inclusions: Stainless-steel fridge (2021), built-in dishwasher (2022) & built-in wall oven, cook top, beverage fridge, bar stools, washer & dryer, all electric light fixtures, all window coverings, entertainment unit, blue shelves in bedroom, tv & mount in basement, central vac, shelving & tire rack in garage, google nest video doorbell & pool equipment & cover

Exclusions: Hot tub, outdoor furniture, wireless routers & children's play centre

Legal Description: PT LT 14, PL 821 , AS IN CD56778 ; HAMILTON

Taxes: \$6,344.98 for 2021

Possession: 90+ Days

Square Footage: Approximately 2,505 plus finished basement

Deposit: \$65,000

Rentals: Hot Water Tank

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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