



168 LIMERIDGE ROAD WEST

HAMILTON

PRESENTED BY
ROBERT SADLIER





This Renovated Property from Top to Bottom is a rare commodity as it's a LEGAL DUPLEX and Highly sought after in the marketplace with a large city lot. This is a Previous rental, short and long term, and has terrific income potential with a superb private treed backyard, separate turnkey apartment upstairs and double drive with parking for six cars. The Basement is completely finished with workshop and separate entrance. Tastefully decorated, it appeals to the masses. This property is a wonderful place to celebrate life with friends and family.









PROPERTY FEATURES

LOT SIZE 67 X 125 FT
LEGAL DESCRIPTION LT4 PLAN 1441 HAMILTON
ZONING C
PROPERTY TAXES (2019) \$3787.80
HOUSE STYLE 1 ½ STOREY LEGAL DUPLEX, DOUBLE DRIVE, PARKING FOR 6 CARS
SQ. FT. 1409 SQ. FT. FINISHED BASEMENT APPROX 900 SQ. FT.

OPTIONS - SINGLE RESIDENTIAL, AIRBNB, SHORT TERM RENTAL, MULTI UNIT DUPLEX

SINGLE FAMILY RESIDENTIAL:

UPPER LVL- 2 BEDROOMS, 4PC BATH, EQUIPPED KITCHEN (FRIDGE, STOVE)
MAIN LVL- 2 BEDROOMS, 4PC BATH, EAT-IN KITCHEN, GRANITE COUNTERTOPS, LIVINGROOM
LOWER LVL- FINISHED REC ROOM, WORKSHOP, 2PC BATH, LAUNDRY ROOM, WALK-OUT TO BACKYARD

INVESTORS-LEGAL DUPLEX:

UPPER LVL- SELF CONTAINED UNIT
BEDROOM, 4PC BATH, KITCHEN, QUARTZ COUNTERTOP, LIVINGROOM, SEPARATE ENTRANCE
MAIN LVL- 2 BEDROOMS, 4PC BATH, EAT-IN KITCHEN, LIVINGROOM, SIDE ENTRANCE, WALK OUT TO DECK
LOWER LVL- REC/ROOM, WORKSHOP, LAUNDRY, POTENTIAL THIRD UNIT WITH SEPARATE ENTRANCE

NOTE- HOME CAN BE REFITTED WITH 2 HYDRO METERS AS WAS DONE UNTIL 2004

2015 WINDOWS, ROOF & SIDING, EAVESTROUGHS, BACKWATER VALVE

2016 WATERPROOFING WITH SUMP PUMP

2017 INT & EXTERIOR DOORS, KITCHEN, COUNTERTOPS, BATHROOMS
MAIN LEVEL FLOORING SCRAPED HICKORY
ELECTRICAL, POTLIGHTS, NEW FURNACE, CARPET UPSTAIRS

2018 FRONT DECK

2019 BASEMENT RENOVATION, POTLIGHTS
FENCE/DECK, EXPOSED AGGREGATE, CURBS/WALKWAYS

NOTE THIS HOME HAS 1 INCH WATERLINE FROM CITY SHUTOFF TO MAIN SHUTOFF VALVE INSIDE
BASEMENT THEREBY GREATER VOLUME

LOCATION MINUTES TO LINCOLN ALEXANDER PARKWAY, MAJOR HWY'S, ST. JOSEPHS HOSPITAL
LIMERIDGE MALL, JOHN MUNROE INTERNATIONAL AIRPORT, MOHAWK COLLEGE, PUBLIC
TRANSIT, PLACE OF WORSHIP, REC/COMMUNITY CENTRE, SCHOOLS, LIBRARY, MANY AMENITIES
ARE WITHIN WALKING DISTANCE

APPROVAL CITY OF HAMILTON NEW SIDEWALKS AND DRIVEWAY APPROACH JULY 2019



ROBERT SADLIER, B.Sc., A.S.A.
SALES REPRESENTATIVE

Your BEST Interest is our ONLY Interest

CELL: 289-828-LIST (5478)
BOBSADLIERREALTOR@GMAIL.COM
WWW.SADLIERSELLSREALESTATE.CA

REALTOR.ca



5111 NEW STREET SUITE 103
BURLINGTON ONTARIO L7L 1V2
OFFICE: 905-637-1700
FAX: 905-637-1070

Not intended to solicit properties already listed for sale, or buyers under contract