

## 470 BEACH BLVD #69, HAMILTON, ON L8H 6X2, CANADA

<http://gtarealestates.com>

Welcome to Beachside Living in Hamilton! Wow! This one has it all. Calling all savvy buyers seeking the perfect blend of space, style, and convenience! This bright and spacious 3-storey end-unit townhome in the trendy Hamilton Beach community is an ideal entry into the market-perfect for first-time home buyers or investors looking to make the...

**\$679,900**

- 3 beds
- 3 baths
- Single Family
- Single Family
- 1600 - 1799 sq ft



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## Rooms & Units Descr

**UnitNumber:** 69

**RoomLevel1:** Second level

**RoomWidth1:** 4.43

**RoomType2:** Living room

**RoomLength2:** 5.21

**RoomDimensions2:** 5.21 m X 7.48 m

**RoomLevel3:** Second level

**RoomWidth3:** 3.41

**RoomType4:** Bathroom

**RoomLength4:** 1.54

**RoomDimensions4:** 1.54 m X 1.51 m

**RoomLevel5:** Third level

**RoomWidth5:** 1.5

**RoomType6:** Bedroom 3

**RoomLength6:** 2.55

**RoomDimensions6:** 2.55 m X 2.44 m

**RoomLevel7:** Third level

**RoomWidth7:** 4.91

**RoomType8:** Bathroom

**RoomLength8:** 1.49

**RoomDimensions8:** 1.49 m X 2.36 m

**RoomLevel9:** Third level

**RoomWidth9:** 4.01

**RoomType10:** Foyer

**RoomLength10:** 2.22

**RoomDimensions10:** 2.22 m X 5.96 m

**RoomLevel11:** Ground level

**RoomWidth11:** 5.04

**RoomType12:** Laundry room

**RoomLength12:** 2.07

**RoomDimensions12:** 2.07 m X 2.4 m

**RoomType1:** Dining room

**RoomLength1:** 2.7

**RoomDimensions1:** 2.7 m X 4.43 m

**RoomLevel2:** Second level

**RoomWidth2:** 7.48

**RoomType3:** Kitchen

**RoomLength3:** 2.51

**RoomDimensions3:** 2.51 m X 3.41 m

**RoomLevel4:** Second level

**RoomWidth4:** 1.51

**RoomType5:** Bathroom

**RoomLength5:** 2.74

**RoomDimensions5:** 2.74 m X 1.5 m

**RoomLevel6:** Third level

**RoomWidth6:** 2.44

**RoomType7:** Primary Bedroom

**RoomLength7:** 3.6

**RoomDimensions7:** 3.6 m X 4.91 m

**RoomLevel8:** Third level

**RoomWidth8:** 2.36

**RoomType9:** Bedroom 2

**RoomLength9:** 2.74

**RoomDimensions9:** 2.74 m X 4.01 m

**RoomLevel10:** Ground level

**RoomWidth10:** 5.96

**RoomType11:** Family room

**RoomLength11:** 3.02

**RoomDimensions11:** 3.02 m X 5.04 m

**RoomLevel12:** Ground level

**RoomWidth12:** 2.4



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## Location Details

**City:** Hamilton (Hamilton Beach)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Hamilton Beach

**Levels:** 3

**Stories:** 3

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## Property Features

**CommunityFeatures:** Pets Allowed With Restrictions

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning

**ParkingTotal:** 2

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** True

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

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## Miscellaneous

**AssociationFeeFrequency:** Monthly

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## Courtesy of

**OfficeName:** Sotheby's International Realty Canada, Brokerage **Office ID:** 205041

**ListAOR:** The Oakville, Milton & District Real Estate Board



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## Building Details

**ParkingTotal:** 2

**Heating:** Forced air

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## Amenities & Features

**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** Yes

**GarageYN:** Yes

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**CommunityFeatures:** Pets Allowed With Restrictions

**Cooling:** Central air conditioning

