

74 OAK KNOLL DR, HAMILTON, ON L8S 4C4, CANADA

<https://gtarealestates.com>

This is the kind of home people wait years for—quietly set along one of Hamilton’s most distinguished streets, set on an oversized, double-width lot and framed by an exceptional natural backdrop. With the Royal Botanical Gardens quite literally at your doorstep, you’re surrounded by lush forest, winding trails, and the beauty of Cootes Paradise just...

\$2,450,000

- 5 beds
- 5 baths
- Single Family
- Single Family
- 3500 - 5000 sq ft



Rooms & Units Descr



RoomType1: Bedroom 2
RoomLength1: 4.52
RoomDimensions1: 4.52 m X 3.96 m
RoomLevel2: Second level
RoomWidth2: 3.66
RoomType3: Primary Bedroom
RoomLength3: 5.21
RoomDimensions3: 5.21 m X 3.96 m
RoomLevel4: Second level
RoomWidth4: 2.64
RoomType5: Bedroom 4
RoomLength5: 4.72
RoomDimensions5: 4.72 m X 3.38 m
RoomLevel6: Basement
RoomWidth6: 4.75
RoomType7: Bedroom 5
RoomLength7: 4.24
RoomDimensions7: 4.24 m X 3.63 m
RoomLevel8: Basement
RoomWidth8: 2.44
RoomType9: Exercise room
RoomLength9: 4.17
RoomDimensions9: 4.17 m X 3.91 m
RoomLevel10: Main level
RoomWidth10: 2.77
RoomType11: Dining room
RoomLength11: 5.66
RoomDimensions11: 5.66 m X 4.75 m
RoomLevel12: Main level
RoomWidth12: 1.91
RoomType13: Living room
RoomLength13: 4.57
RoomDimensions13: 4.57 m X 4.22 m
RoomLevel14: Main level
RoomWidth14: 3.25
RoomType15: Kitchen
RoomLength15: 4.57
RoomDimensions15: 4.57 m X 3.43 m
RoomLevel16: Main level
RoomWidth16: 5.36
RoomType17: Mud room
RoomLength17: 3.81
RoomDimensions17: 3.81 m X 1.85 m

RoomLevel1: Second level
RoomWidth1: 3.96
RoomType2: Bedroom 3
RoomLength2: 4.01
RoomDimensions2: 4.01 m X 3.66 m
RoomLevel3: Second level
RoomWidth3: 3.96
RoomType4: Office
RoomLength4: 8.89
RoomDimensions4: 8.89 m X 2.64 m
RoomLevel5: Third level
RoomWidth5: 3.38
RoomType6: Recreational, Games room
RoomLength6: 8.38
RoomDimensions6: 8.38 m X 4.75 m
RoomLevel7: Basement
RoomWidth7: 3.63
RoomType8: Laundry room
RoomLength8: 2.9
RoomDimensions8: 2.9 m X 2.44 m
RoomLevel9: Basement
RoomWidth9: 3.91
RoomType10: Foyer
RoomLength10: 3.48
RoomDimensions10: 3.48 m X 2.77 m
RoomLevel11: Main level
RoomWidth11: 4.75
RoomType12: Office
RoomLength12: 3.15
RoomDimensions12: 3.15 m X 1.91 m
RoomLevel13: Main level
RoomWidth13: 4.22
RoomType14: Pantry
RoomLength14: 3.35
RoomDimensions14: 3.35 m X 3.25 m
RoomLevel15: Main level
RoomWidth15: 3.43
RoomType16: Family room
RoomLength16: 8.89
RoomDimensions16: 8.89 m X 5.36 m
RoomLevel17: Main level
RoomWidth17: 1.85



Location Details

City: Hamilton (Westdale)

Province: Ontario

Property Details

SubdivisionName: Westdale

Levels: 2.5

Stories: 2.5

FrontageLength: 110 ft

Property Features

LotFeatures: Landscaped

CommunityFeatures: Community Centre

Fencing: Fully Fenced,Fenced yard

Heating: Other,Not known

HeatingFuel: ,Natural gas

CoolingYN: False

ParkingTotal: 6

OpenParkingYN: False

GarageYN: True

AttachedGarageYN: False

CarportYN: False

FireplacesTotal: 1

PoolYN: True

ViewYN: False

WaterfrontYN: False

Sewer: Sanitary sewer

Courtesy of

OfficeName: RE/MAX ESCARPMENT REALTY INC.

Office ID: 284773

ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 6

Heating: Other, Not known

Sewer: Sanitary sewer



Amenities & Features

Waterfront available: No

AttachedGarageYN: No

CarportYN: No

CoolingYN: No

Total Fireplaces: 1

OpenParkingYN: No

GarageYN: Yes

PoolYN: Yes

CommunityFeatures: Community Centre

