

Cross Property Client Full

19 LORRAINE AVENUE

Hamilton Twp, ON K9A 4J7

Northumberland County/ Hamilton Township/ South of Dale Rd/Cty Rd 74

Residential/ Single Family/ For Sale

Price: \$499,000.00

Active



MLS®#: **198111**
 List Date: **25-May-2019**
 Bedrooms (AG/BG): **4 (3/ 1)**
 Bathrooms (F/H): **2 (2/ 0)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,567**
 Sq Ft Finished
 Sqft Below Grade: **1,255**
 Sq Ft. Unfinished
 New Construction: **No**
 Title/Ownership: **Freehold**
 # Rooms: **12**
 Fronting On: **South**
 Recreational: **No**
 Year Built/Desc: **/ Unknown**
 Lot Front: **99.52**
 Lot Depth: **173.06**
 Road Access Fee:
 Lot Size/Acres: **0.5-0.99 Acres/**
 Cross Streets: **North**
 Access: **Year Round**
 Driveway Spaces/Type: **6/ Private Double Wide/ Gravel**
 Waterfront: **No**
 WF Exposure:
 Leased Land Fee:

Public Remarks: Take full advantage of the outdoors! Private, treed setting backing onto creek in a quiet neighbourhood of Precious Corners. Loll on the shaded front porch or the covered back deck (12ft x 15ft8in), sunbathe by the pool (24ft round), have a quick dip, or toast marshmallows around the fire. Even on a chilly night, enjoy the view from your four-season family room with 3 skylights. Updated, modern kitchen with walkouts, breakfast bar, and laundry nook. Both full bathrooms updated, finished basement with fourth bedroom overlooking back yard, and massive rec room. Be sure to pause to listen to the birds. So peaceful

Directions: North on Ontario St to Lorraine Ave. Just south of Dale Rd, east side.

Interior Features

Interior Features: **Carbon Monoxide Detector, Central Vacuum, Main Floor Laundry, Smoke Detector, Sump Pump, Washer/Dryer Hookup**
 Basement: **Full/ Partially Finished/** Fireplace: **Wood**
 Heat Primary/Sec: **Oil/ Airtight Stove**
 HVAC: **Air Conditioner** Foundation: **Concrete Block**
 Under Contract \$:
 UFFI: **No** Furnace Age:
 Under Contract/Rental Items: **Water Softener** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **Above Ground**
 Exterior Finish: **Brick, Concrete Block, Shingles**
 Restrictions: **None**
 Services: **At Lot Line-Municipal Sewer, Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Street Lights, Telephone**
 Topography: **Flat** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
 Water Treatment: **Iron/Mineral Filter, Water Softener**
 Exterior Features: **Backs on Greenbelt, Deck(s), Year-Round Living**
 Other Structures: **Shed**
 Site Influences: **Backs onto Greenspace, Park**

Inclusions/Exclusions

Inclusions: **Dishwasher, Pool Equipment, Window Coverings Two Garden Sheds**
 Exclusions: **None**

Tax Information

Roll#: **141900003036950** Local Improve Fee/Comments /
 Pin#: **511060330** Zoning: **Residential** Taxes/Year: **\$3,000/ 2019**
 Assessment \$/Year: **\$240,000/2016** Survey/Year: **Yes 1990** Survey Type: **Boundary Only**
 Legal Description: **Plan 292 Pt Blk A RP39R329 Part 2**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	25'x12'	Walkout to Balcony/Deck
Living Room	M	18'4"x10'8"	
Bedroom	M	11'4"x10'3"	
Bedroom	M	11'x10'	
Bathroom	M		4-Piece
Family Room	M	25'x13'7"	
Master Bedroom	M	13'10"x11'	
Laundry Room	M	9'x7'8"	
Bedroom	B	13'4"x11'	
Bathroom	B		3-Piece
Recreation Room	B	28'x22'4"	
Cold Room	B	26'x4'	

ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE-Cob-133

Client Full Report

Date Printed: 08/19/2019

Prepared By: **RICHARD DUPUIS, Sales Representative**

<http://www.jackandrichard.ca>

ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE - Cob-16

All data is subject to Errors, Omissions or Revisions and is not warranted. 08/19/2019 10:33:50 AM

19 Lorraine Avenue, Precious Corners

- All-Brick Bungalow on Quiet Street
- Backs onto Creek and Trees (Very Private)
- Garden Shed with Lean-To Storage, Plus Second Shed or Workshop
- Huge Storage Area Under Family Room
- Basement Hallway would Make a Great Office Space
- Extra Storage in Furnace Room

www.jackandrichard.ca



Jack Dupuis
Broker

905-269-2067

jdupuis@royallepage.ca



Richard Dupuis
Salesperson

905-269-2064

richarddupuis@royallepage.ca