



THE  
**905** REAL ESTATE  
**Guys**

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*44 East 12th Street  
Hamilton*

**exp**<sup>TM</sup>  
REALTY  
BROKERAGE

# Welcome Home

Enjoy the perfect combination of old school charm with modern design. The home owners' attention to detail makes this home stand out in the neighbourhood. The spacious kitchen with island provides plenty of counter space and perfect for entertaining. The kitchen also offers a dining area, pantry and direct access to the tranquil sunroom overlooking the backyard. Ideal for having peaceful morning coffee. The main floor also offers a large living room, bedroom and renovated 3pc bathroom. The second floor is where you will find the primary bedroom, secondary bedroom and beautifully updated 4 pc bathroom. Those who love to entertain will be drawn to the basement which includes a TV area, wet bar and cozy gas fireplace. On warm and sunny days, enjoy the private and spacious backyard with deck. Other features include SMART window coverings and lighting, large driveway with detached garage, pot lights, spray foam insulation, professional waterproofing, and reverse osmosis water system. Conveniently located to downtown, public transit and highway access.



# Features

- Desirable mountain neighbourhood
- Old school charm meets modern design
- Spacious kitchen with island
- Tranquil sunroom overlooking backyard
- Beautifully renovated 4pc bathroom
- Basement perfect for entertaining
- Private backyard with deck
- SMART window coverings and lighting
- Large driveway with detached garage
- Conveniently located to downtown





# 44 East 12th Street, Hamilton

The 905 Real Estate Guys are service oriented professionals taking care of your Burlington, Oakville and Hamilton real estate needs.

*Building lasting relationships  
and exceeding expectations*



#### Listing Agents:

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[www.905RealEstateGuys.com](http://www.905RealEstateGuys.com)

