

Dear Prospective Buyer:



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Nestled in the heart of downtown Hamilton, this meticulously maintained 2-bedroom condominium at 503-21 East Ave S offers the epitome of urban living. Spanning over 1000 sq. ft., this residence boasts a perfect blend of comfort and style.

Upon entry, you're greeted by freshly painted walls that exude modernity and warmth throughout. It is a top-quality, healthy, low-VOC (volatile organic compounds) paint. The open-concept living and dining area invite relaxation and entertainment, with ample natural light streaming through large windows, creating a bright and inviting ambiance. Step outside onto a spacious balcony to soak in the vibrant city views, enjoy alfresco dining or unwind with your favourite book.

The kitchen boasts ample cabinetry, modern appliances, and spacious counter space for culinary endeavours. You'll appreciate the stylish Samsung stove, perfect for whipping up delicious meals, and the reliable Whirlpool fridge acquired in 2020, keeping your ingredients fresh and organized. For added convenience, a recently installed hot water tank ensures uninterrupted comfort. Additionally, the Electrolux washer/dryer purchased in 2022, easily takes care of your laundry needs.

Two generously sized bedrooms, with one boasting a convenient walk-in closet, offer both luxury and abundant storage space. The welcoming ambiance is enhanced by added ceiling fans in both bedrooms, ensuring comfort throughout the home. Two renovated bathrooms, one an ensuite, were freshly updated in 2012. Both were lavishly renovated with elegant, cultured marble shower and bathtub surrounds, complemented by sleek granite countertops and durable ceramic floors.

This residence offers convenience with designated underground parking, a storage locker, and peace of mind thanks to a building security system. Its prime location provides easy access to amenities like shops, restaurants, parks, and public transportation. Experience urban living at its finest in this meticulously crafted downtown Hamilton abode.

# Property Details

**ADDRESS:** 503 - 21 East Ave S, Hamilton, On, L8N2T3

**TYPE:** Apartment

**LEGAL DESCRIPTION:** UNIT 3, LEVEL 5, WENTWORTH CONDOMINIUM PLAN NO. 116 ; LT 15 & PT LT 16, PL 99, PT 1 62R8336, AS IN DECLARATION LT200333 ; HAMILTON

SQ. FT:	1,030 Sq.Ft. (MAPC)
BEDROOMS:	2; main has a walk-in closet and ensuite bathroom
BATHS:	2; 1 three pieces, 1 four pieces
LAUNDRY:	en suite
AGE:	37 years old (1987)
ELECTRICAL:	125 amps - electric panel
FLOORS:	Hardwood (parquet), Ceramic
CEILINGS:	Plaster
WINDOWS:	Aluminum
EXTERIOR:	Concrete
INTERIOR:	Drywall
GARAGE:	Underground Spot #13
ZONING:	TOC1
TAXES:	\$1,989.80 (2023)
CONDO FEES:	\$721.41
MANAGEMENT CO:	The Guild Inc
STORAGE UNIT:	#503 basement level
PET FRIENDLY:	Permitted with restrictions

ROLL #:	251803021104165
PIN #:	181160038
HIGH SPEED INTERNET:	Available
HEATING:	Electric Baseboard
RENTALS:	None.
WATER:	Municipal
WASTE:	Municipal
UTILITY COST	Hydro \$1,197/yr Average
STATUS CERTIFICATE:	Available at: <a href="http://www.gogordons.com">www.gogordons.com</a> .
AMENITIES:	Exercise room
CONDO FEE INCLUDES:	Building insurance, Common elements, Water/Sewer.
CHATELS INCLUDED:	Fridge, Stove, Hood exhaust, Washer, Dryer
FIXTURES EXCLUDED:	N/A
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	15-30 days

## Visit Website:

- Status Certificate
- Schedule B
- Floor Plans
- Virtual Tour