



Gordons Real Estate Brokerage 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.

Gordons Real Estate Brokerage 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, Gordons Real Estate Brokerage 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 a sought-after west Hamilton neighbourhood, this home offers a peaceful setting with nature right in your backyard. The property features three bedrooms and a practical layout, including a convenient half bath on the main floor and a full bathroom on the upper level. The upper bathroom includes an accessible tub shower and offers direct access to the primary bedroom, which also features a spacious walk-in closet.

At the rear of the home, a bright four-season sunroom provides year-round enjoyment with views overlooking the private backyard and mature trees. The lot backs directly onto the wooded Westdale Ravine, part of the trail network connected to the Royal Botanical Gardens and the protected Cootes Paradise sanctuary. This natural ravine features spring-fed creeks, towering trees, and a network of scenic trails that contribute to the quiet, natural backdrop behind the property.

Located in a desirable West Hamilton neighbourhood, the home is close to everyday amenities, parks, and shopping, with convenient access to major routes such as King Street and nearby highways for commuting throughout the city and surrounding areas. The neighbourhood offers quiet residential streets while still being close to services and green space.

# Property Details

**ADDRESS:** 209 Parkview Dr, Hamilton ON, L8S 3Y4

**TYPE:** Single Family Detached

**LEGAL DESCRIPTION:** PT LOTS 18 & 19 PLAN 730, AS IN CD4702 ; HAMILTON

SQ. FT:	1,806 above grade, 1,094 below grade (MPAC).
BEDROOMS:	3; 1 on main floor, 2 on upper level.
BATHS:	2; 2 piece on main floor, 4 piece on upper level with entrance to primary bedroom.
LAUNDRY:	In basement.
BASEMENT:	Partially finished.
AGE:	79 YO (1947) (MPAC).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete blocks.
FLOORS:	Carpet, tile, vinyl, hardwood, concrete.
CEILINGS:	Stucco, drywall.
WINDOWS:	Vinyl, wood.
EXTERIOR:	Brick, vinyl.
INTERIOR:	Drywall, paneling.
PARKING:	Single wide driveway.
GARAGE:	None.
LOT SIZE:	35.50' X 100' (MPAC)
ZONING:	R1 – Residential Zone

TAXES:	\$6,208.24 (2024).
ROLL #:	251801006205680
PIN #:	174700272
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	None.
COSTS:	Alectra Utilities \$120/month, Enbridge \$165/month.
RENTALS:	Water heater (Reliance).
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Mature trees on lot, patios in backyard, backyard faces a ravine.
INCLUSIONS:	Dishwasher, Fridge, Oven/Stovetop, Washer, Dryer (as is).
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of sale price.
SUGGESTED CLOSING:	Immediate.

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour