

Property Information

156 Sherman Ave S sits in a well-connected pocket of Hamilton, close to the vibrant energy of Ottawa Street North, known for its boutiques, cafés, and weekly markets, and just minutes from green spaces like Gage Park.

This two-storey home offers five bedrooms and a layout full of opportunity for those with vision. With plenty of original character and a spacious interior, it's a true blank canvas ready for customization and transformation into something special.

Enjoy quiet mornings on the inviting front porch overlooking a friendly, established neighbourhood, or relax in the sunroom at the back, filled with natural light and views of the fully fenced yard. The outdoor space is ideal for families, pets, or entertaining, while the generous parking adds everyday convenience.

For buyers who love to renovate and create, this property is packed with potential in a location that continues to grow in popularity.

Property Details

ADDRESS: 156 Sherman Ave S Hamilton, L8M 2P9

TYPE: Single Family Detached Residential

LEGAL DESCRIPTION: LT 29, REGISTRAR'S COMPILED PLAN 1487 ; HAMILTON

SQ. FT:	1,967 above grade, 994 below grade (MPAC).
BEDROOMS:	5; 1 on main floor, 4 on upper level.
BATHS:	1; 1 piece on main floor.
LAUNDRY:	Washing machine in basement.
BASEMENT:	Unfinished.
AGE:	108 YO (1918) (MPAC).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Mixed.
CEILINGS:	Drywall, plaster.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, siding.
INTERIOR:	Drywall, tile, plaster.
PARKING:	Single wide paved driveway.
GARAGE:	Double wide detached.
LOT SIZE:	38' X 115' (MPAC).
ZONING:	R1a – Low Density Residential

TAXES:	\$4,723 (2025)
ROLL #:	251803024607770
PIN #:	172030150
HIGH SPEED INTERNET:	Available.
FIREPLACE	Yes, wood burning.
HEATING:	Forced air natural gas.
COOLING:	Central air.
RENTALS:	Air conditioner and furnace - \$169.99 / Mo., Water heater \$113.70 / Mo. (Reliance)
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Fenced private back yard, landscaping out front, front porch.
INCLUSIONS:	Dishwasher, oven, washer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of sale price.
SUGGESTED CLOSING:	Immediate.

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