

29 SPARROW Court, Hamilton, Ontario L9A 4Z7

Client Full
Active / Residential

29 SPARROW Ct Hamilton

Listing ID: 40551518
Price: **\$974,900**



Hamilton/18 - Hamilton Mountain/181 - Bruleville

Sidesplit/House

	Beds	Baths	Kitch
Basement		1	1
Lower	1		
Main		1	
Second			1
Third	3	2	

Beds (AG+BG): **4 (3 + 1)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **3,281**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,043/Assessor**
 BG Fin SF: **1,238/Assessor**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,600.00/2023**

Next OH: **Public: Sun Mar 10, 2:00PM-4:00PM**

Remarks/Directions

Public Rmks: **Welcome Home to DeLuxe Living in a 5-Level All Brick Sidesplit! Nestled in a tranquil cul-de-sac just minutes away from Limeridge Mall and the convenient Lincoln Alexander Parkway, this stunning residence offers the perfect blend of elegance and comfort. Boasting a unique 5-level design, this all-brick sidesplit is a true gem that stands out from the rest. Double car garage for your convenience, Enjoy the relaxation of a private hot tub, Expansive, landscaped yard with 2 decks and a large pie-shaped lot, Gleaming hardwood floors, In-law apartment for added versatility, Numerous updates for a modern and stylish lifestyle Step inside and be greeted by the warmth of hardwood floors that flow seamlessly throughout the main living areas. The spacious living room, perfect for entertaining guests or cozy nights by the fireplace, leads to a gourmet kitchen featuring modern appliances and ample counter space. Ascend to the upper levels to discover well-appointed bedrooms and updated bathrooms, providing a serene retreat after a long day. The lower levels reveal additional living spaces, including a versatile in-law apartment with its own entrance, offering endless possibilities for extended family, guests, or even as a potential income suite. Step outside to the sprawling backyard, where a hot tub beckons for moments of relaxation and unwinding. The large pie-shaped lot provides ample space for outdoor activities and gardening, making it an oasis for both relaxation and recreation. Location is key, and this residence places you just moments away from the popular Limeridge Mall and the convenient access of the Lincoln Alexander Parkway, ensuring you're well-connected to shopping, dining, and transportation options. Don't miss the chance to make this impressive property your dream home!**

Directions: **Upper Wentworth to Kingfisher to Sparrow**

Exterior

Exterior Feat: **Canopy, Deck(s), Hot Tub, Porch**
 Construct. Material: **Solid Brick**
 Shingles Replaced: /
 Year/Desc/Source: **1986//Assessor**
 Other Structures: **Fence - Full**
 Garage & Parking: **Attached Garage//Private Drive Triple+ Wide//Paver Stone Driveway**
 Parking Spaces: **2**
 Water Source: **Municipal**
 Lot Size Area/Units: /
 Lot Front (Ft): **48.00**
 Location: **Urban**
 Foundation: **Other**
 Driveway Spaces: **3.0**
 Water Tmnt: /
 Acres Range: **< 0.5**
 Lot Depth (Ft): /
 Lot Irregularities: **50.11x25.28x9.30x9ft**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Winterized: /
 Garage Spaces: **2.0**
 Sewer: **Sewer (Municipal)**
 Acres Rent: /
 Lot Shape: **Irregular**
 Land Lse Fee: /
 Area Influences: **Playground Nearby, Public Transit, Shopping Nearby**
 Topography: /
 Fronting On: **East**

Interior

Interior Feat: **Auto Garage Door Remote(s), In-Law Suite**
 Security Feat: **Security System**
 Basement: **Full Basement**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Fireplace: **1/Natural Gas**
 Under Contract: **Hot Water Heater**
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**
 Add Inclusions: **Hot Tub - As IS, 2 Sheds, Security Cameras**
 Basement Fin: **Fully Finished**
 FP Stove Op: /
 Contract Cost/Mo: /

Property Information

Common Elem Fee: **No**
 Legal Desc: **PCL 13-1, SEC 62M364; LT 13, PL62M364, S/T LT179755;S/T LT 140651**
 Zoning: **R1**
 Assess Val/Year: **\$461,000/2023**
 PIN: **169760080**
 ROLL: **251807083309204**
 Possession/Date: **30 - 59 Days/**
 Possession Rmks: **FLEX**
 Local Improvements Fee: /
 Survey: **None/**
 Hold Over Days: **30**
 Occupant Type: **Owner**
 Deposit: **25000**

Brokerage Information

List Date: **03/08/2024**
List Brokerage: **Century 21 Heritage House LTD** 

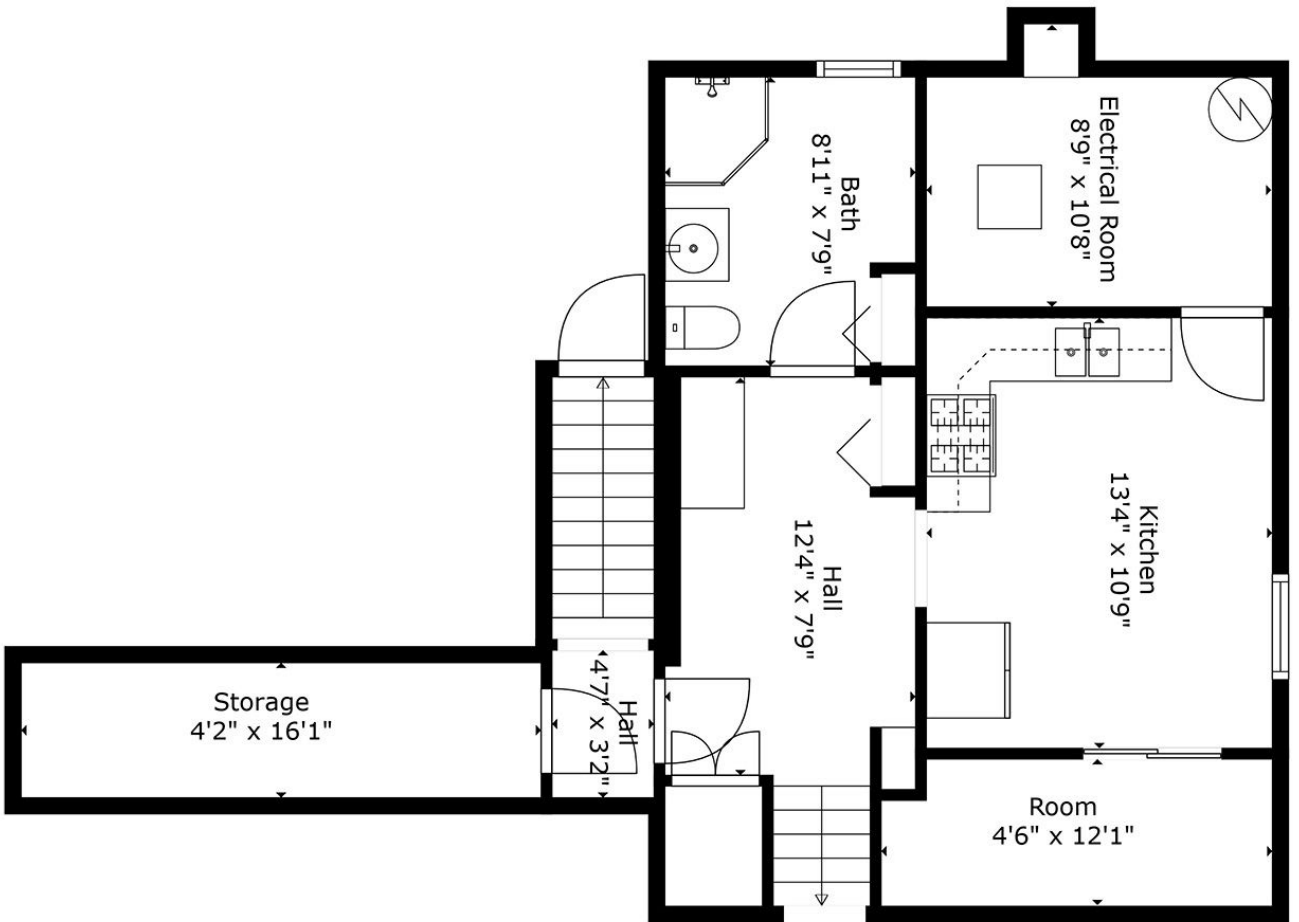
Source Board: Brantford Regional Real Estate Association
Prepared By: Martin Sarkissian, Broker
Date Prepared: 03/09/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Eat-in Kitchen	Second	13' 3" X 16' 0"	4.04 X 4.88	Sliding doors
Living Room/Dining Room	Second	20' 0" X 15' 0"	6.10 X 4.57	
Bedroom	Third	12' 1" X 9' 10"	3.68 X 3.00	
Bedroom	Third	12' 0" X 10' 7"	3.66 X 3.23	
Bathroom	Third			4-Piece
Primary Ensuite Bathroom	Third			3-Piece
Bedroom Primary	Third	13' 0" X 15' 6"	3.96 X 4.72	Walk-in Closet
Recreation Room	Main	12' 11" X 22' 4"	3.94 X 6.81	Fireplace, Sliding doors
Laundry	Main	6' 9" X 9' 0"	2.06 X 2.74	
Bathroom	Main			2-Piece
Foyer	Main	4' 11" X 8' 3"	1.50 X 2.51	
Living Room	Lower	14' 11" X 19' 11"	4.55 X 6.07	
Bedroom	Lower	12' 7" X 12' 4"	3.84 X 3.76	
Bathroom	Basement			3-Piece
Foyer	Basement	7' 4" X 9' 7"	2.24 X 2.92	3-Piece
Eat-in Kitchen	Basement	13' 6" X 10' 8"	4.11 X 3.25	
Utility Room	Basement	10' 8" X 6' 10"	3.25 X 2.08	
Storage	Basement	16' 2" X 4' 1"	4.93 X 1.24	

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TOTAL: 2813 sq. ft

FLOOR 1: 454 sq. ft, BELOW GROUND: 513 sq. ft, FLOOR 3: 561 sq. ft, FLOOR 4: 542 sq. ft, FLOOR 5: 743 sq. ft

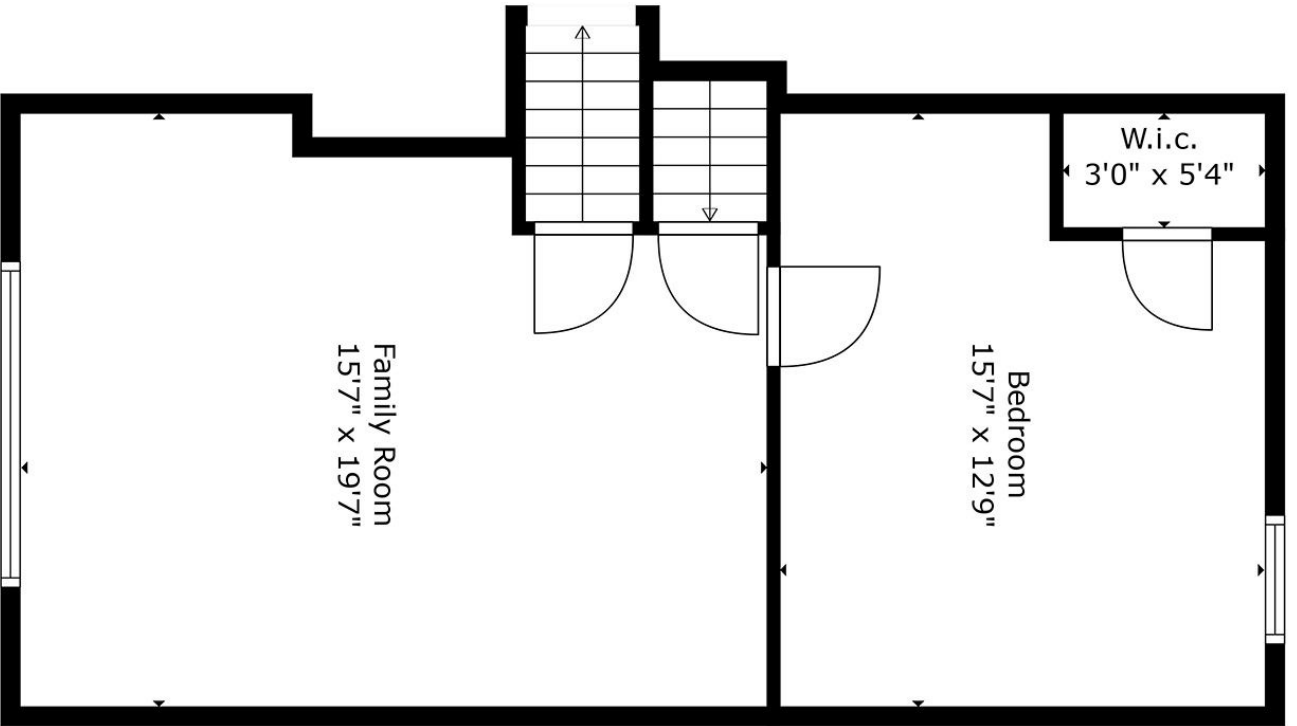
EXCLUDED AREAS: STORAGE: 67 sq. ft, ELECTRICAL ROOM: 79 sq. ft, GARAGE: 320 sq. ft,

PORCH: 36 sq. ft, DECK: 421 sq. ft, FIREPLACE: 4 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.




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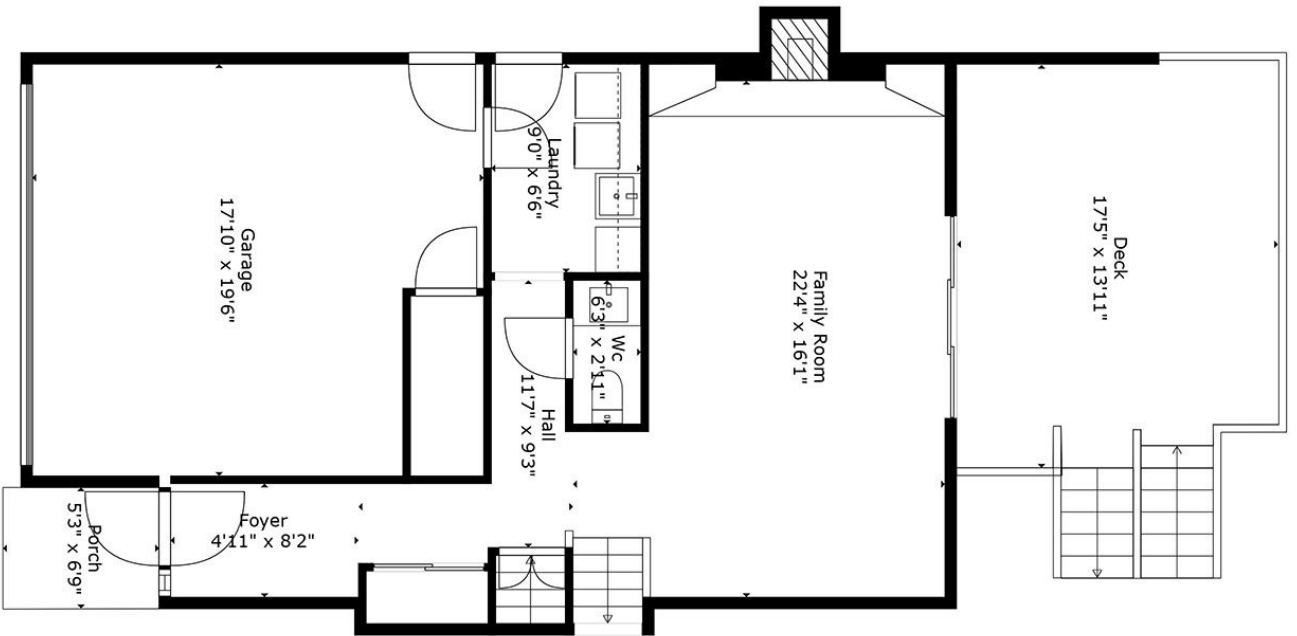
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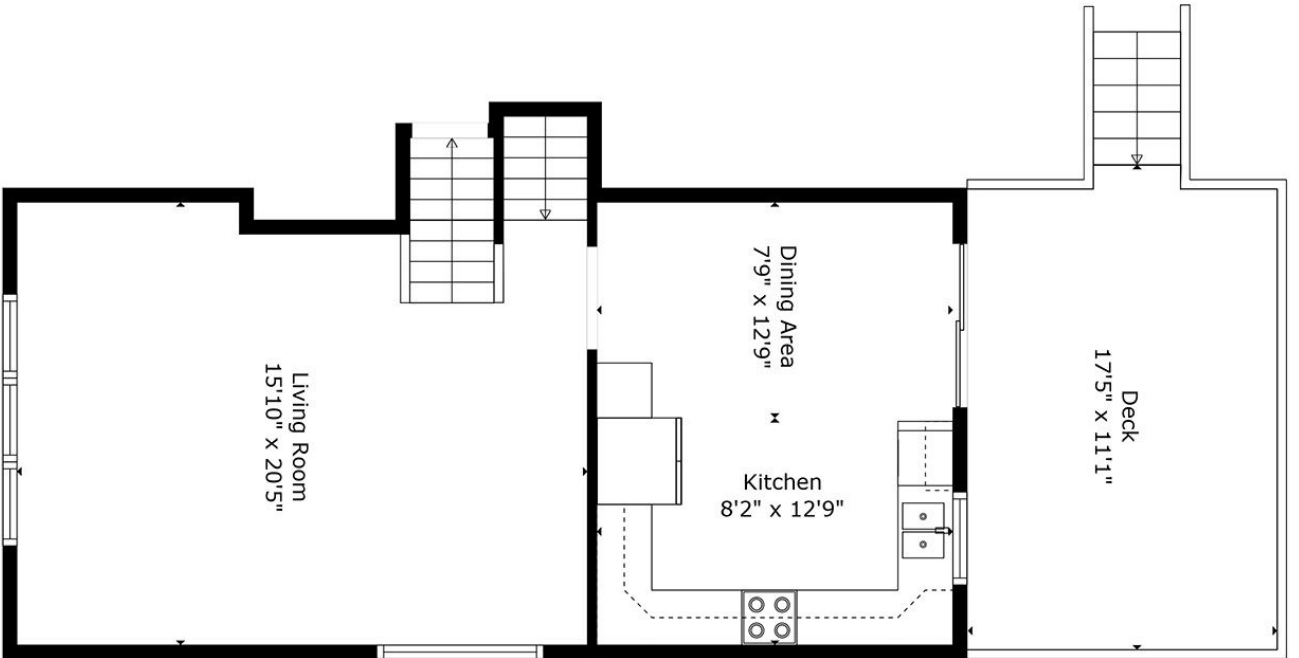
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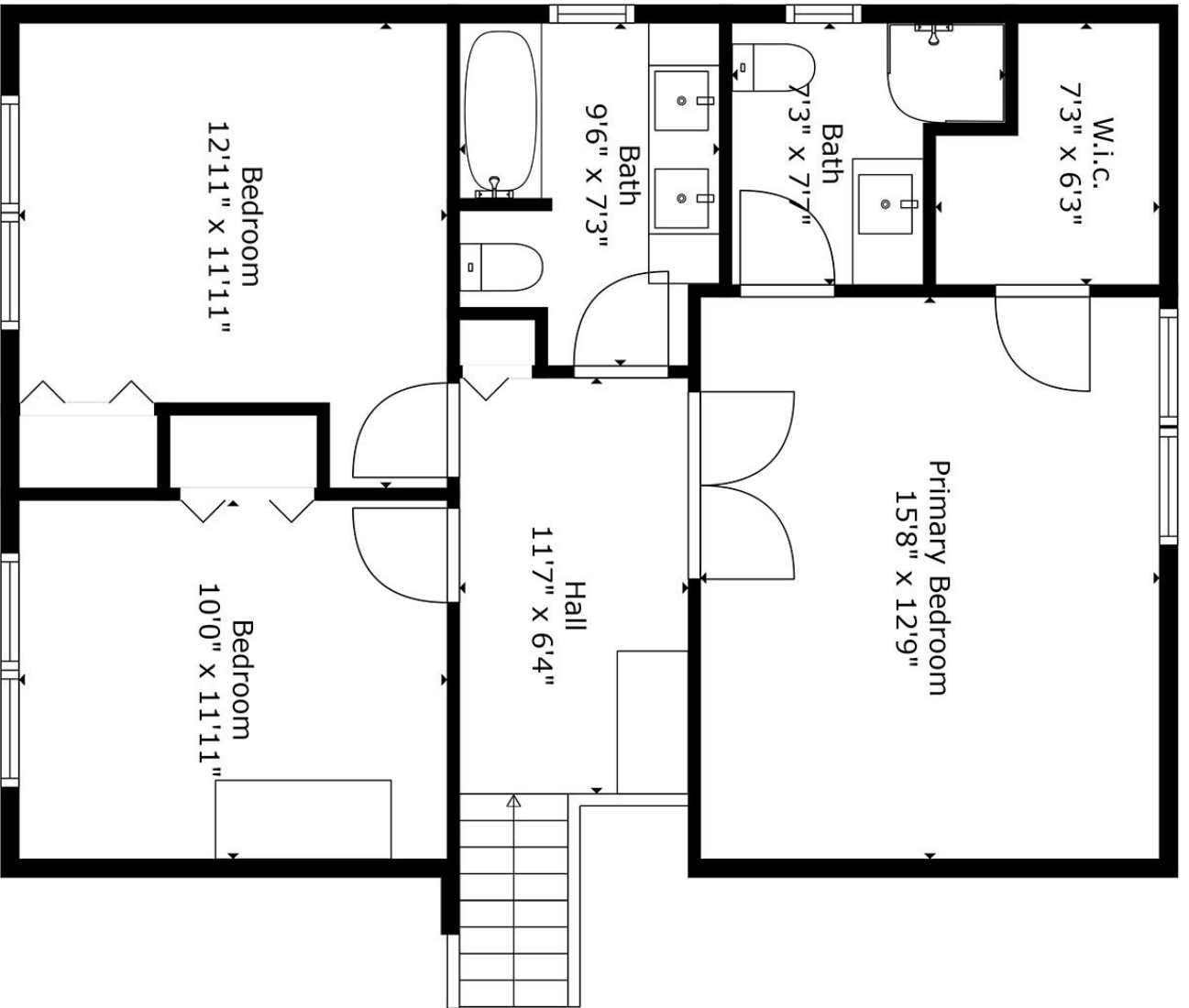
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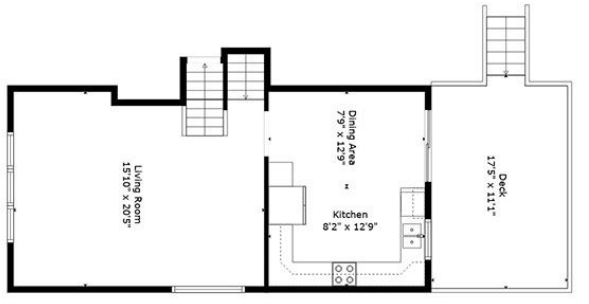


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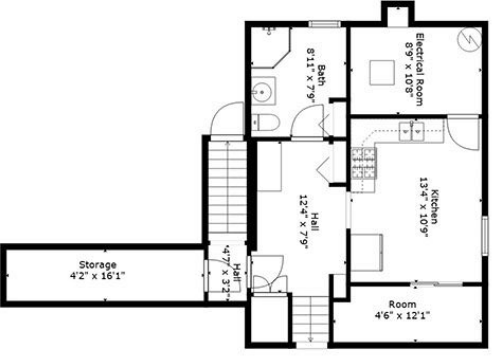
Floor 3



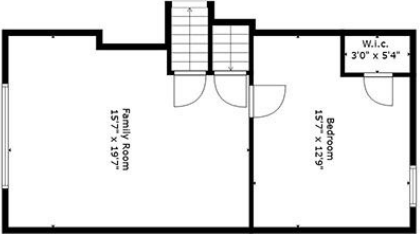
Floor 4



Floor 5



Floor 1



Floor 2

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