

WELCOME TO
4708 HAMILTON DRIVE
\$249,000

5842

JIM WELLER

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C



ROOM SIZES

Living Room 18 X 16	Dining Room 11 X 12	Kitchen 11 X 12	Family Room 20 X 12		BATHS 2 Full	
Primary Bedroom 15 X 12	Bedroom 10 X 10	Bedroom 11 X 8.6	Bedroom 12 X 15	Bedroom 10 X 10	Storage 6 X 10	Basement Crawl Space
				Make: Model: Serial #:	Foyer / Entry 8 X 8	Deck 10 X 40

HEAT

INSULATION

BUILDING

LOT

Type HW OIL	Ceiling: R 40	Sq. Ft. 2079	Lot Size 6021
Annual Cost	Walls: R 20	Age Ot	Garage
Litres Over Last 12 Mo.	Floor: R	Lot 4	Parking Paved
	Skirting: R 12	Block 14	
		Plan 68	Unit

SPECIAL FEATURES /FURNISHINGS:

A unique home in historic Old Town: a huge (2079 sf) one storey home with 5 bedrooms and 2 bathrooms. The floorplan is designed to optionally allow for two living areas, a 3 bd home with a 2 bd nanny suite and there is the potential to upgrade the property into a front to back duplex. It is located on a quiet street near the Raquet Ball club and Fritz Theil ballpark.

The home has been without heat for some time has had extensive foundation settling and plumbing system freeze-up damage. There are inspection reports and renovation estimates on file for review by qualified purchasers.

There is tremendous upside potential for experienced renovation experts who have the capacity to take on major projects.

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr \$2734.40 2023

Tenure Fee Simple

Fees

Area Old Town

