

Richness of Sophistication & Elegance ... Welcome to 96 Graham Ave S!

Totally Reno'd with Class & Modern Flare ... Build your Dream Today in this exquisite 3+1 Bedroom home located in a Trendy & Quiet family neighborhood in Prime Central Hamilton.

Breathtaking "open concept" main boasts Cook's delight Kitchen w/Custom Designed Elegant Cabinets & Island offering Space Efficient features & Quartz Counter. Style & Elegance awaits with Gleaming Hardwood Floors, 2pc Bath & "All Season" Sun Room!

Separate Entrance to Lower w/Recreation Room, 4th Bedroom, Office, 3pc Bath & more!

Convenience Plus ... Amenities include Shops (The Centre on Barton; Lime Ridge Mall); Hamilton Hospital; Hamilton GO Center; Public Transit; Hwys (Hwy 8/ Red Hill Valley Pkwy/and a short distance to 403/QEW). Short Walk to Schools; Parks & other great Amenities. Let's not forget the easy access to future LRT.

Welcome Home to 96 Graham Ave S.

Living Space: Over **2,100 Sq. Ft.** *(per OTBx Air)*

1st & 2nd Floors: **1,303 Sq. Ft.** *(per OTBx Air)*

Lot Size: **25 x 103.5 Ft.** *(per GeoWarehouse)*

An Ideal location! ... 96 Graham Ave South is conveniently close to:

- Great Schools
- Parks
- Accessible Public Transit
- Go Train (Hamilton Go Center) is minutes away
- Shopping Malls (The Centre on Barton, Lime Ridge & More)
- Hamilton Hospital
- Highways (HWY 8/Red Hill Valley Pkwy/and a short distance to 403/QEW)

Convenience Plus! Making this neighborhood the perfect area to call Home!

Take the first step into your new home..!

- Warm Brick & Aluminum Exterior

Come on over before it's too late!

Take time to admire the Unique Features within every room as they are sure to have something to offer. Enjoy your visit!

****MAIN LEVEL****

FOYER

- Single Door Entry
 - o ½ Door Decorative Glass Insert
- Coat Closet: Single Door
- Staircase from Main to 2nd Level

Finishing Touches:

- Floor: Hardwood *(2018)*
 - Light Fixture: Overhead
 - Freshly Painted *(2018)*
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OPEN CONCEPT LIVING/DINING ROOM

Take pride in hosting those dinner parties and special occasions ... a great space to receive and welcome Friends & Family.

Some great features about this room:

- Window: *(2018)*
 - o Bow

Finishing Touches:

- Floor: Hardwood
 - Lighting: Pot Lights
 - Decorative Overhead *(Living Room)*
 - Freshly Painted *(2018)*
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KITCHEN

The Kitchen is the heart of the home. Make your favourite meals that fuel your mind and body in this “Family Size” Kitchen that was completely renovated in 2018!

- **Cabinets & Drawers ... Plenty of Storage!**

- **Misc:**

- Pantry Cabinet
- Some Glass Front Uppers with In Cabinet Lighting
- Under Cabinet Lighting
- Counter Tops: Quartz
- Backsplash: Marble

- **Kitchen Appliances: Stainless Steel**

- Fridge: Frigidaire 3 Door w/ Water & Ice Feature *(2018)*
- Stove: Whirlpool Profile Electric Flat Top & Electric Oven *(2018)*
- Dishwasher: Frigidaire Built In *(2018)*
- Microwave: Whirlpool Built In w/Exhaust Fan *(2018)*

Finishing Touches:

- Window: *(2018)*
 - Overlooking Side Yard
 - Floors: Porcelain
 - Light Fixture: Pot Lights
 - Freshly Painted *(2018)*
-

ISLAND / BREAKFAST BAR

Start your mornings with a hearty meal with the family in your Breakfast Area.

- Combined with Kitchen

- **Cabinets & Drawers ... Plenty of Storage!**

- **Misc:**

- Pantry Cabinet
- Pot Drawers
-

Finishing Touches:

- Floors: Porcelain
- Light Fixture: Decorative Hanging

- Freshly Painted (2018)
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POWDER ROOM 2-PIECE *(Added 2018)*

- Vanity
 - o Under Cabinet Storage
- Counter Top: Marble
 - o Under Mount Sink
- Toilet: Low Flow (2016)

Finishing Touches:

- Light Fixture: Pot Lights
 - Floors: Porcelain
-

SUN ROOM

This 4 Season Sunroom could be used as a Reading Nook or Den/ Office....how would you use this cozy area?

Some great features about this room:

- Windows: Three (3)
 - o Overlooking Back Yard
- Door:
 - o With Access To Back Yard

Finishing Touches:

- French Door *(From Kitchen)*
 - Beveled Glass Insert
 - Floor: Hardwood (2018)
 - Light Fixture: Pot Lights
 - Freshly Painted (2018)
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****SECOND LEVEL****

MASTER BEDROOM

Take a well-deserved break from your busy schedule in your Master Retreat.

- Windows: One *(2000)*
 - o Picture Overlooking Front Yard
- Closet:
 - o Closet / Dressing Nook

Finishing Touches:

- Floor:
 - o Hardwood *(2018)*
 - Light Fixtures:
 - o Pot Lights
 - Freshly Painted *(2018)*
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2nd & 3rd BEDROOMS

Continue admiring this home when entering the Second and Third Bedrooms.

BEDROOM 2 & 3

Features:

- Window *(2000)*
- Misc:
 - o Bdrm 2 - One Closet (1) - Single Door
 - o Bdrm 3 - Closet / Dressing Nook

Finishing Touches:

- Floor: Hardwood *(2018)*
 - Light Fixture: Pot Lights
 - Freshly Painted *(2018)*
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SECOND FLOOR – MAIN 4-PC BATH

Convenience and Functionality...

- Window: *(2007)*
- Vanity:
 - o Cabinet
 - o Single Molded Sink
- Toilet
 - o Low Flow *(2018)*
- Bathtub/Shower
 - o Soaker Tub with Jets

Finishing Touches:

- Floor: Ceramic *(2018)*
 - Light Fixture – Pot Lights
 - Medicine Cabinet
 - Exhaust Fan, Vented Outside *(2018)*
-

****LOWER LEVEL****

Finished, this area could be used as a “Nanny or “in-Law Suite”

RECREATION ROOM

- Separate Entrance to Backyard
- Windows: Two (2)
- Misc:
 - o Office/Games Room Nook
 - o Pantry Cabinets & Drawers
 - o Laundry Closet
 - Appliances: Whirlpool Stackable Washer & Dryer *(2018)*

Finishing Touches:

- Light:
 - o LED Pot Lights *(2018)*
- Flooring: Laminate *(2018)*
- Freshly Painted *(2018)*

4th BEDROOM

- Windows: Two (2)
 - o Above Grade

Finishing Touches:

- Light:
 - o LED Pot Lights (2018)
 - Flooring: Laminate (2018)
 - Freshly Painted (2018)
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3-PC BATH

- Window
- Vanity: (2018)
 - o Counter Top: Marble
 - o Single Undermount Sink
 - o Cabinet
- Toilet
 - o Dual Flush (2018)
- Shower
 - o Oversized, Walk-In

Finishing Touches:

- Floor: Ceramic (2018)
- Light Fixture – Pot Lights
- Medicine Cabinet
- Exhaust Fan, Vented Outside (2018)

Storage/ Cold Cellar

BACKYARD

Perfect Escape for the Outdoor Enthusiast ...

Fenced Yard ...

- Access from Sun Room and Lower Level

- Concrete Slab Walk Way
 - Wood Framed Garden Shed
 - Mature Trees
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Some additional Extras of **96 Graham Ave South** include:

INCLUSIONS

- All **Existing:**
 - Attached Electrical Light Fixtures
 - Track Lighting, Most Decorative & Overhead Lights
 - Window Coverings & Attachments
 - Blinds, Drapes, Sheers, Hardware
 - Decorative Mirrors
 - In Bathrooms Only
- Kitchen Appliances: Stainless Steel
 - Fridge: Frigidaire 3 Door w/ Water & Ice Feature (2018)
 - Stove: Whirlpool Profile Electric Flat Top & Electric Oven (2018)
 - Dishwasher: Frigidaire Built In (2018)
 - Microwave: Whirlpool Built In w/Exhaust Fan (2018)
- Laundry Room Appliances:
 - Washer: Whirlpool Stackable (2018)
 - Dryer: Whirlpool Stackable (2018)

EXCLUSIONS

- N/A

NOTES

Major Components of Home:

- Furnace: (Owned)
- Central Air Conditioner: (Owned)
- Hot Water Tank: (Rental)
- Roof
- Windows – (Front Bow/ Kitchen '18, Upper Level 2000)

Renovations/Upgrades/Extras:

- **Floors:**

- Hardwood (2018)
 - *Living / Dining. Upper Levels*
- Porcelain (2018)
 - *Kitchen / Powder Room*
- Laminate
 - *Lower Level (2018, where laid)*
- Ceramic
 - *Main Bath (2018)*

- **Doors**

- Front Door (2018)
- All new Interior Doors (2018)

- **Ceilings:**

- Flat Ceilings in Kitchen (*Popcorn Ceilings Removed 2018*)
- Plaster Crown Molding (*where existing*)

- **HVAC:** Duct Work to 2nd Floor (2018)

- **Electrical:** Re-Wired Above Grade (2018)

- Kitchen (2018)

- Cabinets: Lower and Some Upper w/Glass Fronts & Lighting
- Pantry
- Countertops: Quartz
- Backsplash: Marble
- Stainless Steel Appliances
- Under Cabinet Lighting
- Island
 - Pot Drawers and Cabinets
 - Electrical Outlet

Bathrooms:

- Powder Room (*Completely 2018*)
- Main Bath: 5pc (*Vanity & Toilet 2018*)
- Lower Level: 4pc (*Vanity & Toilet 2018*)

Most Rooms Painted in Designer Neutral Tones (2018)

All information contained herein has been supplied by the Vendor to the best of his/her knowledge & while deemed accurate is NOT guaranteed. All measurements are approximate. No guarantees are provided or warranted on the information given.