



# 40 Barons Ave S, Hamilton, Ontario L8K 2Y2

Residential • 1.5 Storey • Beds: 4 • Baths: 1.5 • MLS®: New • Taxes: \$3,944 / 2024

## Property Description

Welcome to 40 Barons Avenue - located in a wonderful neighborhood close to amenities & public transit! This 1 1/2 story, brick home features a detached garage & parking for 3 cars in the private paved drive. The yard is fenced with a concrete patio! The home itself boasts 4 bedrms (2 main flr & 2 large upper), 1 main flr bath & one 2-piece upper bath. (One bedrm currently set up as a dining rm). Lovely cozy living rm with a gas f/place. Original hardwd & doors throughout! The kitchen is functional & clean with wood painted cabinets. Updates include asphalt roof shingles (2012), f/a natural gas furnace (2014), central air unit (2021), new owned water heater (2024), electrical wiring has all been replaced in Jan/24!

## \$639,900



View virtual tour at [VISUAL4SALE.COM](http://VISUAL4SALE.COM) Enter V4S# 348249

## RE/MAX Real Estate Centre Inc., Brokerage

The Carpenter Team



[www.tammycarpenter.ca](http://www.tammycarpenter.ca)

**Tammy Carpenter**

Sales Representative  
Direct: 905-961-9911  
[tammysellshouses@gmail.com](mailto:tammysellshouses@gmail.com)

**Aly Carpenter**

Sales Representative  
Direct: 289-684-3559  
[aLYsiasellshomes@gmail.com](mailto:aLYsiasellshomes@gmail.com)

**Steven Fisher**

Sales Representative  
Direct: 647-482-3995  
[fishersellshouses@gmail.com](mailto:fishersellshouses@gmail.com)



**RE/MAX Real Estate Centre Inc., Brokerage**

#42-1070 Stonechurch Rd E  
Hamilton, ON, Ontario, L8W3K8

**Office: (905) 772-3995**