



# 3 Magenta Ct., Hamilton, Ontario L9B 2V9

Residential • 2 Storey • Beds: 3 • Baths: 2.5 • MLS®: 40703718 • Year Built: 2002  
Taxes: \$6,861 / 2025 • Sq. Footage: 2108 ft

## Property Description

Two story home on quiet cul-de-sac close to schools, parks, shopping and highway access. Fully fenced pie-shaped lot with large deck, gas hook-up for bbq and professionally landscaped. Four car driveway with stamped concrete and asphalt and exterior door 2020. Roof 2017, furnace 2002, but new circuit board was replaced in 2015 and AC is 2020. Renovated kitchen (2018) with granite countertops, cooper undermount sink, soft close spice, garbage and pantry cabinets. Skylight and wooden beam above kitchen island with open concept to family room with gas fireplace. Main floor also has a living room and formal dining room. Upstairs 3 spacious bedrooms and bedroom level laundry.

## \$999,000



View virtual tour at [VISUAL4SALE.COM](https://www.visual4sale.com) Enter V4S# 354135



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