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**786 Nebo Rd, Hamilton
Ontario L0R 1P0**

\$449,900

Property Information

Property Type	• Residential
Property Style	• Bungalow
Beds	• 2
Baths	• 1
Taxes	• \$3,112.78 / 2025
Sq. Footage	• 840 ft
Year Built	• 1954
MLS®	• 40857680



Property Description

DOWNSIZE IN PRIVACY | POOL | M3 ZONING | 786 NEBO ROAD! Looking to downsize without giving up your own private outdoor retreat? This single-family home offers a secluded backyard with an above-ground pool, perfect for relaxing or entertaining. The spacious 14' x 32' detached garage provides added flexibility for storage, hobbies, or starting a small business. Located within M3 "Prestige Business Park" zoning, the property offers potential for a variety of permitted uses. Numerous updates include furnace, A/C and hydro (2021), municipal water/sewer, house roof, garage roof, laminate flooring, pool/deck and shed roofs. A unique opportunity combining comfortable living, privacy and business potential!



Property Features

- Zoned m3 - prestige business park
- 1 floor living, no stairs!
- Detached 1.5 car garage
- Lots of updates! priced to sell!
- Lots of parking in your own driveway
- Above ground pool for cooling down
- Bright eat-in kitchen
- Close to hwy access, schools, etc.
- Lots of uses under m3 zoning
- Priced to sell so call now!

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