

81 ROBINSON Street Unit #808, Hamilton, Ontario L8P 0B9

Client Full
Active / Residential

81 ROBINSON St #808 Hamilton

Listing ID: 40560641
Price: **\$439,900**



Hamilton/12 - Hamilton West/122 - Durand North

1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	1	1	1

Beds (AG+BG): **1 (1 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **563**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **563/Plans**
 DOM: **0**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$3,342.88/2023**
 Condo Fee/Freq: **\$527.72/Monthly**

Remarks/Directions

Public Rmks: **Introducing the perfect one bedroom condo in the trendy downtown district of Hamilton. This stunning unit boasts an efficient floor plan with no wasted space, making the most of every square foot. The chef's kitchen is a standout feature, with spacious counters that's perfect for quick meals or entertaining guests. The bedroom is a cozy retreat with big window to light up the area. The 9 ft ceilings add to the spacious feeling of the condo, creating an airy and inviting atmosphere that's perfect for relaxation. Step outside onto the balcony and enjoy your morning coffee or a glass of wine at sunset. The large, 4 piece washroom is a sleek and stylish addition to this amazing condo with the convenience of have the laundry in the same space. One parking space and one locker is included with the unit! The condo offers several impressive amenities, including a media room (theatre), two gyms, party room, and an outdoor terrace. Whether you're looking to stay active, unwind, or entertain guests, these amenities are sure to impress.**

Directions: **Bay Street/Robinson Street**
 Cross St: **Robinson St/Bay St**

Common Elements

Common Element/Condo Amenities: **Exercise Room, Media Room, Party Room, Roof Top Deck/Garden, Visitor Parking**
 Condo Fees: **\$527.72/Monthly**
 Condo Fees Incl: **Building Insurance, Central Air Conditioning, Common Elements, Heat, Parking, Water**
 Locker: **Owned/level 2 #142**
 Pets Allowed: **Restricted**
 Prop Mgmt Co: **Wilson Blanchard**
 Prop Mgt Contact: **/905-540-8800**
 Balcony: **Open**
 Condo Corp #: **WSSC/530**
 Condo Corp Yr End:
 Status Certificate Date:

Exterior

Construct. Material: **Stucco (Plaster)**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Foundation:
 Garage & Parking: **Underground Parking//None**
 Parking Spaces: **1**
 Parking Level/Unit: **3**
 Water Source: **Municipal**
 Lot Front (Ft): **0.00**
 Location: **Urban**
 Area Influences: **Public Transit, Schools, Shopping Nearby**
 Topography:
 Restrictions:
 Roof: **Flat**
 Prop Attached: **Attached**
 Apx Age: **6-15 Years**
 Garage Spaces: **1.0**
 Licen Dwelling:
 Sewer: **Sewer (Municipal)**
 Lot Shape:
 Land Lse Fee:
 Fronting On: **North**
 Exposure: **South, West**

Interior

Interior Feat: **None**
 Laundry Feat: **In-Suite**
 Cooling: **Central Air**
 Heating: **Forced Air, Ground Source**
 Under Contract: **None**
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **UNIT 18, LEVEL 8, WENTWORTH STANDARD CONDOMINIUM PLAN NO. 530 AND ITS APPURTENANT INTEREST SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WE1418515 CITY OF HAMILTON**
 Zoning: **R**
 Assess Val/Year: **\$258,000/2016**
 PIN: **185300374**
 ROLL: **251802013171324**
 Possession/Date: **Flexible/2023-11-28**
 Local Improvements Fee:
 Survey: **None/**
 Hold Over Days:
 Occupant Type: **Tenant**
 Deposit: **10000**

Brokerage Information

List Date: **03/25/2024**
 List Brokerage: **Century 21 Heritage House LTD**

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Source Board: Brantford Regional Real Estate Association
Prepared By: Martin Sarkissian, Broker
Date Prepared: 03/25/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	7' 9" X 7' 6" X 9' 0"	2.36 X 2.29 X 2.74	
Living Room	Main	13' 5" X 13' 2" X 9' 0"	4.09 X 4.01 X 2.74	Sliding doors
Bedroom	Main	10' 7" X 9' 4" X 9' 0"	3.23 X 2.84 X 2.74	Walk-in Closet
Bathroom	Main	8' 0" X 8' 0" X 9' 0"	2.44 X 2.44 X 2.74	4-Piece
Foyer	Main	5' 0" X 5' 7" X 9' 0"	1.52 X 1.70 X 2.74	

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