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MLS Listing - 461 Green Rd., Suite 806, Stoney Creek



461 Green Rd 806 **List: \$419,000 For: Sale**
Hamilton Ontario L8E 0L5
 Hamilton Lakeshore Hamilton
SPIS: N **Taxes:** \$0/2026
 Condo Apt Apartment **Rms:** 4
Corp#: WSCP / 668 **#Shares%:** **Bedrooms:** 1
Unit#: 6 **Locker#:** **Washrooms:** 1
Locker Lev Unit: 1x4xMain
 4th Floor
Locker Unit#: 4644
Level: 8
Zoning:
Prop Mgmt: Shabri Properties Limited
Dir/Cross St: North Service Rd. to Green Rd.
Directions: North Service Rd. to Green Rd.

MLS#: X12760878 **Possession Remarks:** Immediate Possession Available
Status Cert: N **Bldg Name:** Muse Lakeview Condos **PIN#:**

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$244.22	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Stucco/Plaster
Heat: Heat Pump / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: New	UFFI:	Park/Drive:
Apx Sqft: 500-599	Elev/Lift:	Drive:
Sqft Source: per Builder Floor Plan	Retirement: Included In	Park Type: Exclusive
Exposure: W	HST Applicable to Sale Price:	Park/Drv Spcs: 0
Assessment:	Taxes Incl:	Tot Prk Spcs: 1
Spec Desig: Unknown	Heat Incl:	Pk Spot#: B90
Survey Type: None	Cable TV Incl:	Park \$/Mo:
Phys Hdp-Eqp:	Bldg Ins Incl: Y	Prk Lvl/Unit: P2
	Com Elem Incl: Y	Bldg Amen:
	Cert Level:	Bike Storage, Concierge, Media Room, Recreation Room, Rooftop Deck/Garden
	Energy Cert:	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions
	GreenPIS:	Interior Feat: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	7.41	x 7.41	Vinyl Floor Breakfast Bar Stainless Steel Appl
2	Dining	Main	15.49	x 10.17	Vinyl Floor Combined W/Living Open Concept
3	Living	Main	15.49	x 10.17	Vinyl Floor Combined W/Dining W/O To Balcony
4	Prim Bdrm	Main	13.98	x 9.06	Broadloom Closet Window Flr to Ceil

Client Remks:
 5 Elite Picks! Here Are 5 Reasons to Make This Condo Your Own: 1. Modern 1 Bedroom Condo Suite in Stoney Creek's New Muse Lakeview Condo Building with Stunning Scenic Views over Lake Ontario! 2. Open Concept Living Area with Luxury Vinyl Plank Flooring Boasting Generous Kitchen with Breakfast Bar, Subway Tile Backsplash & Stainless Steel Appliances, Plus Combined Dining & Living Area with Floor-to-Ceiling Windows & Walk-Out to Balcony with Outstanding Views! 3. Good-Sized Primary Bedroom with Floor-to-Ceiling Windows, 4pc Bath & Ensuite Laundry Closet Complete the Suite... Plus 1 Underground Parking Space & Exclusive Storage Locker! 4. DeSantis Smart Suite with Integrated Lighting, Heating/Cooling Control, Security Control, Digital Door Lock, Automated Parcel Locker, In-Suite Voice & Touch Enabled Digital Wall Pad. 5. Prime Stoney Creek Location with Easy Access to QEW, Confederation GO Station, Confederation Park, Hamilton & Van Wagner's Beach Areas, Scenic Lakefront Trails, Shopping, Restaurants & Much More!! All This & More! 9' Smooth Ceilings. Fabulous Building Amenities Including 24Hr Concierge, Club Room with Chef's Kitchen, Media Lounge, Studio Space, Art Gallery, Pet Spa, Stunning Lakeview BBQ Terrace & More!!

Inclusions:
 All Light Fixtures, All Window Coverings, Refrigerator, B/I Stove Top, B/I Oven, Built-in Microwave/Hood Fan, B/I Dishwasher, Washer & Dryer
Listing Contracted With: REAL ONE REALTY INC. Ph: 905-281-2888

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