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## MLS Listing - 27 Genoa Dr., Hamilton



**27 Genoa Dr** **List: \$725,000 For: Sale**

**Hamilton Ontario L9B 0K1**

Hamilton Jerome Hamilton

**SPIS:** No **Taxes:** \$4,620.35/2025

Att/Row/Townhouse

**Front On:** N

**Rms:** 6

**Link:**

**Acre:**

**Bedrooms:** 3

2-Storey

**Washrooms:** 3

1x2xMain, 1x3x2nd, 1x4x2nd

**Lot:** 18.92 x 102.64 Feet **Irreg:**

**Dir/Cross St:** Upper James St. & Stone Church Rd.

**Directions:** Upper James St. & Stone Church Rd. to Diconzo Dr. to Genoa Dr.

**MLS#:** X12959212

**PIN#:**

**Possession Remarks:** TBD

**Legal:** Part Block 29 Plan 62M1284 Parts 26 & 144, 62R22009; Subject to an Easement in Gross as in WE1593617; Subject to an Easement in Gross as in WE1599034; Subject to an Easement for Entry as in WE1651441; City of Hamilton

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Full / Unfinished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> No <b>Apx Age:</b> 0-5 <b>Apx Sqft:</b> 1100-1500 <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Upper <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room <b>Interior Feat:</b> Carpet Free	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.34	x 7.64	Hardwood Floor Centre Island Quartz Counter
2	Dining	Main	10.5	x 8.99	Hardwood Floor W/O To Yard Open Concept
3	Living	Main	13.98	x 10.5	Hardwood Floor Open Concept
4	Prim Bdrm	2nd	15.16	x 9.97	Hardwood Floor 3 Pc Ensuite W/I Closet
5	2nd Br	2nd	13.65	x 8.99	Hardwood Floor Closet Large Window
6	3rd Br	2nd	13.65	x 8.73	Broadloom Closet Large Window

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Great Space in This 3 Bedroom & 3 Bath Freehold Townhome with Many Upgrades Throughout! 2. Upgraded Kitchen Boasting Split-Finish, Soft Close Cabinetry with Extended Upper Cabinets, 2' Pantry, Centre Island with Breakfast Bar, Quartz Countertops, Modern Tile Backsplash, Upgraded Hardware & Stainless Steel Appliances. 3. Generous Open Concept Dining Room & Living Room with Walk-Out to Backyard. 4. 3 Bedrooms (with New Engineered Hardwood Flooring '26), 2 Full Baths (with New Quartz Countertops & Faucets '26) & Convenient Upper Level Laundry Closet on 2nd Level, with Primary Bedroom Featuring W/I Closet & 3pc Ensuite with Large Vanity & Glass-Enclosed Shower. 5. Conveniently Located in Newer Subdivision Just Steps from Dr. William Bethune Park & within Walking Distance to Shopping, Restaurants & Amenities... Plus Quick Access to the Linc! All This & More! 2pc Powder Room & Convenient Garage Access Complete the Main Level. Unspoiled Basement with 3pc Rough-in Awaits Your Design & Finishing Ideas! Upgraded Hardwood Flooring on Main Level. Upgraded Smooth Ceilings with Updated Light Fixtures ('26) Throughout! Freshly Painted & Move in Ready!

**Inclusions:** All Light Fixtures, All Window Coverings, Refrigerator & Stove, B/I Dishwasher, B/I Microwave/Hood Fan, Washer & Dryer

**Listing Contracted With:** REAL ONE REALTY INC. **Ph:** 905-281-2888

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