



## Features & Updates ~ 27 Genoa Dr., Hamilton

### Highlights:

- Great Space in This 3 Bedroom & 3 Bath Freehold Townhome with Many Upgrades Throughout!
- Upgraded Kitchen Boasts 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
- Generous Open Concept Dining Room & Living Room with Walk-Out to Backyard.
- Upgraded Hardwood Flooring on Main Level.
- Modern 2pc Powder Room & Convenient Garage Access Complete the Main Level.
- 3 Bedrooms (with New Engineered Hardwood Flooring), 2 Full Baths (with New Quartz Countertops & Faucets) & Convenient Upper Level Laundry Closet on 2nd Level.
- Generous Primary Bedroom Features Walk-in Closet & 3pc Ensuite with Large Vanity & Glass-Enclosed Shower.
- Upgraded Smooth Ceilings with Updated Light Fixtures Throughout!
- Freshly Painted & Move in Ready!
- Unspoiled Basement with 3pc Rough-in Awaits Your Design & Finishing Ideas!
- 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!

### Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Built-in Microwave/Hood Fan, Washer & Dryer

### Rental:

Hot Water Tank/Heater, Heat Recovery Ventilator (HRV)

### Updates:

2026: Freshly Painted

2026: Installed New Light Fixtures

2026: New Quartz Countertops & Faucets in 2 Upper Level Baths

2026: New Engineered Hardwood Flooring in Bedrooms

### Builder Upgrades:

- Upgraded Cabinetry in Kitchen (Split Finish, Soft Close Cabinetry, Extended Height for Upper Cabinets, Upgraded 12" Deep Pantry, Pull-Out Recycling Centre)
- Upgraded Quartz Countertops in Kitchen
- Upgraded Hardware on Kitchen Cabinets
- Upgraded Cabinetry & Hardware in Bathrooms
- Upgraded Hardwood Flooring on Main Level
- Upgraded Tile Flooring in Foyer & Bathrooms
- Dedicated Microwave Circuit
- Smooth Ceilings Throughout
- Basement 3pc Rough-in
- Rough-in Conduit for Wall-Mounted TV on Main Floor