

43-800 PARAMOUNT DRIVE

STONEY CREEK, ONTARIO, L8J 0B4



PRESENTED BY

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3
Bedrooms

1.5
Bathrooms

www.skysight.ca/tour/43-800-paramount-dr

WELCOME TO 43- 800 PARAMOUNT DR This Stunning Townhouse Is Situated In The Sought-After Stoney Creek Mountain Neighbourhood And Offers Approx. 1400 Sq.ft Of Living Space!

This Beautiful Home Has Been Renovated Boasting Quality Finishes Throughout! Some of Many Upgrades Include: New Kitchen Counters & Backsplash, New Bathroom, New Flooring, Light Fixtures and Pot Lights. Open Concept Design For Entertaining With Spacious Living Room and Walk Out Access To Open Backyard. Upgraded Stair Carpets Lead You To 3 Spacious Bedrooms. Master Bedroom Offers Ample Amount Of Space For Home Office, Storage, TV and Large Closet. All Bathrooms have been Renovated along with Light Fixtures Including AC, Furnace (2018) and New Windows! This Lovely Home Is Move In Ready And Shows 10++.

See list of upgrades made the house since 2018, approx. value of \$50,000

1. Hardwood (Upper Level)
2. Stairs Carpet
3. Washroom Counters + Under-mount Sink + Faucet + Plumbing + Toilets + Vanity Light
4. Lower-Level Flooring
5. Furnace + New Piping (2018)
6. Air Conditioner (2018)
7. Water Heater Piping
8. Basement Insulation
9. Basement Framing
10. Kitchen Backsplash
11. Kitchen Counter + Under-mount Sink
12. New Piping and Plumbing (Entire House)
13. Pot Lights
14. New Light Fixtures + Installation
15. Fresh Paints
16. Kitchen Cabinet Paints
17. New Air Vents
18. New Stainless-Steel Appliances
19. Back and Front Yard Gardens and Escaping

Replacement/Maintenance by Condo Corporation:

New Windows (Bedroom and Living Room)
New Fence Posts
All Window and Door Weatherproofing
New Roof (2015)
New Porch Pillar

That is a total of Approx \$50,000 upgrades added to the house

Condo Fees Covers (please refer to status certification for more information, coverage, and definitions):

1. Insurance of all exterior and common elements including flooding
2. Maintenance of all exteriors and common elements (Doors, Windows) + Any items exposed to the open area
3. Concrete Foundation damages due to age and weather
4. Roof Maintenance (Periodic Replacement and Repairs due to inclement weather)
5. Grass Cutting and Landscaping of common garden elements
6. Winter Snow cleaning and maintenance (Walkway and Roads/Fire Routes)
7. Visitor Parking
8. Access to Condo Community Park from Backyard
9. Salt Supply in winter
10. Repaving Driveways (Driveways were repaved in 2016)

Condo Fees: \$353.23 Monthly

Nearby Facilities: Grocery (Sobeys), Restaurants (Fionns, Milestone Grill, Nando's, Domino's Pizza, Burrito Boyz, Cause & Effect, Wendys, Starbucks, Montanas, Kelseys, KFC, August 8, Team Hortons, McDonalds), Cineplex, Home Depot, Best Buy, Michaels, Dental Offices, Phamasave, Wentworth Family Clinic, Valley Park Recreation Centre and Park, Churches, Mosque with Islamic School, Furniture Stores (Ashley, Leon's), Largest Hiking Trail in Hamilton (Eramosa Karst Park).

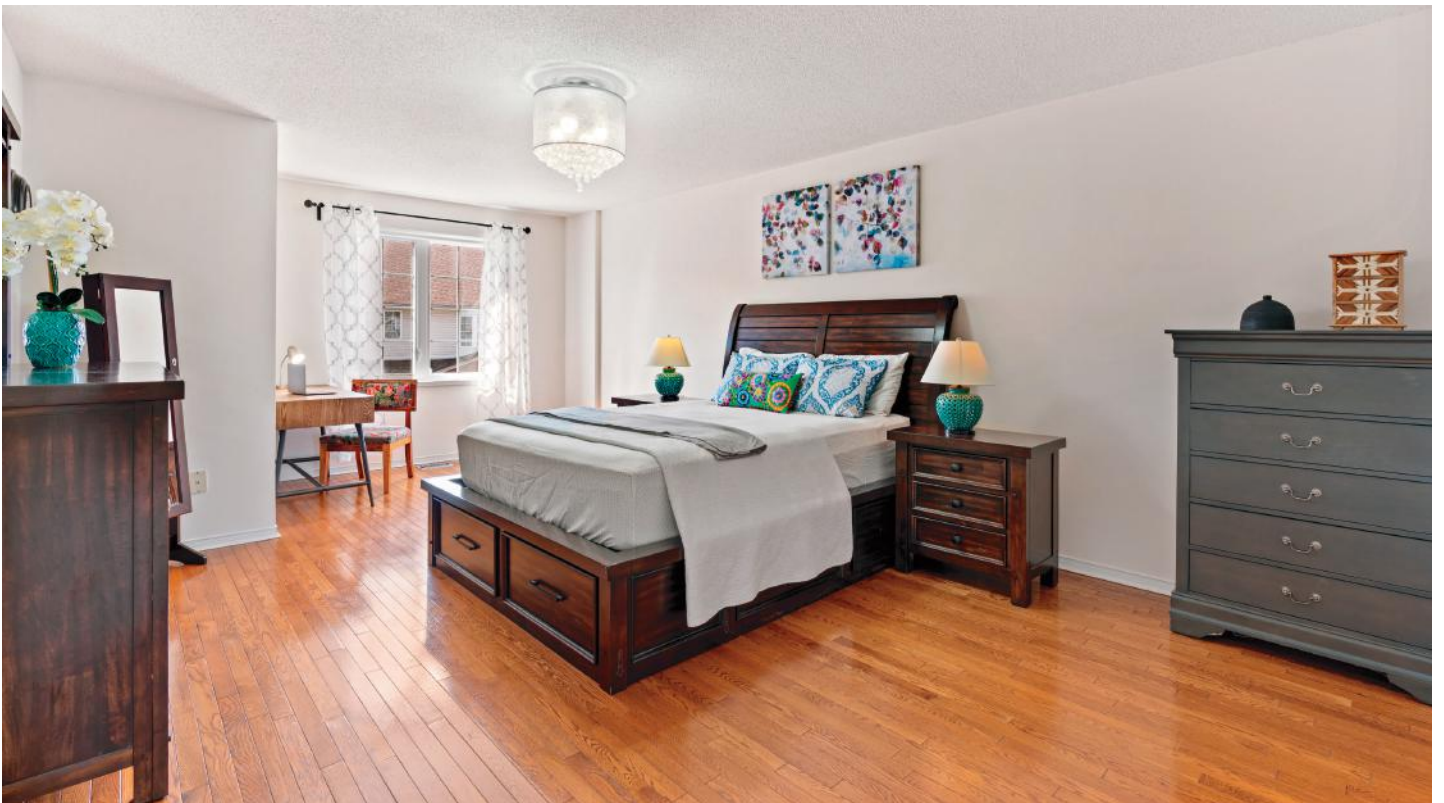
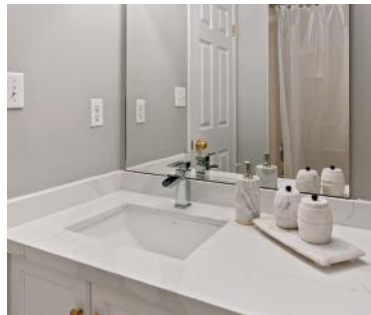
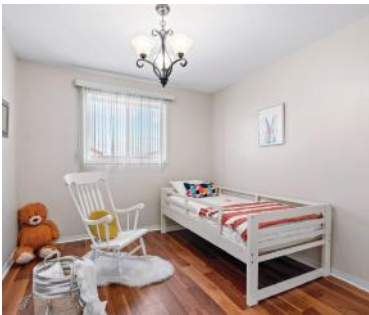
Main Level

LIVING, DINING, & KITCHEN



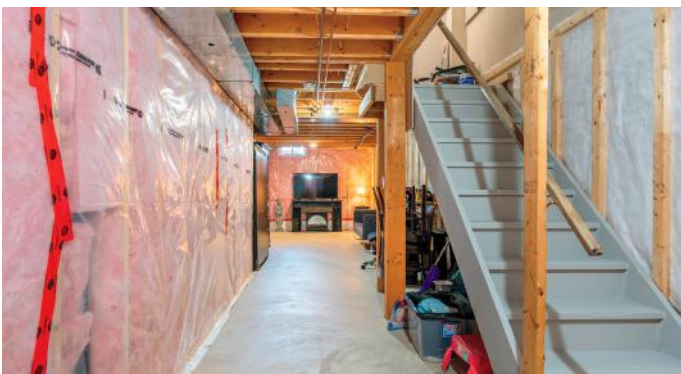
Second Floor

BEDROOMS & BATHROOM



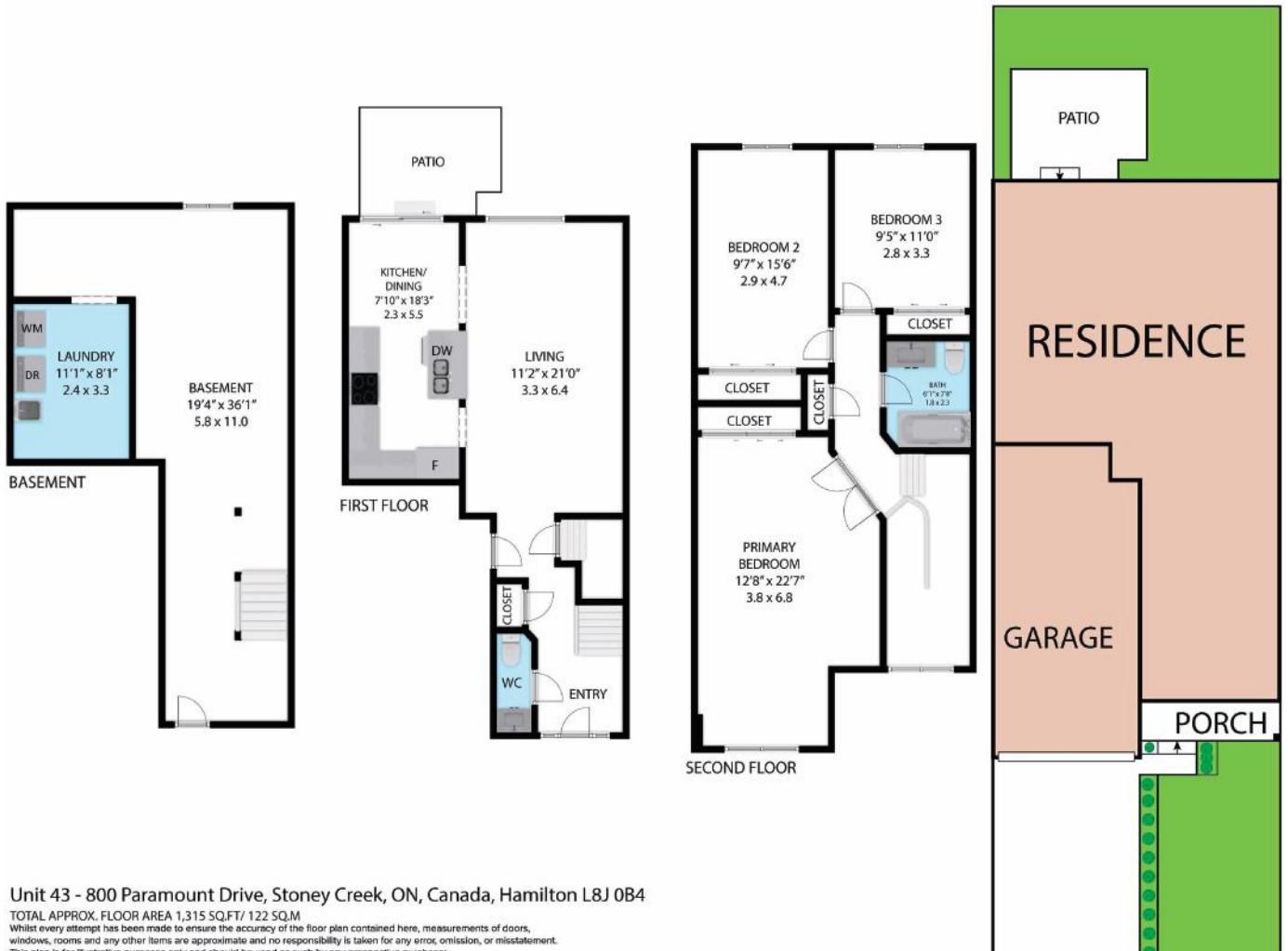
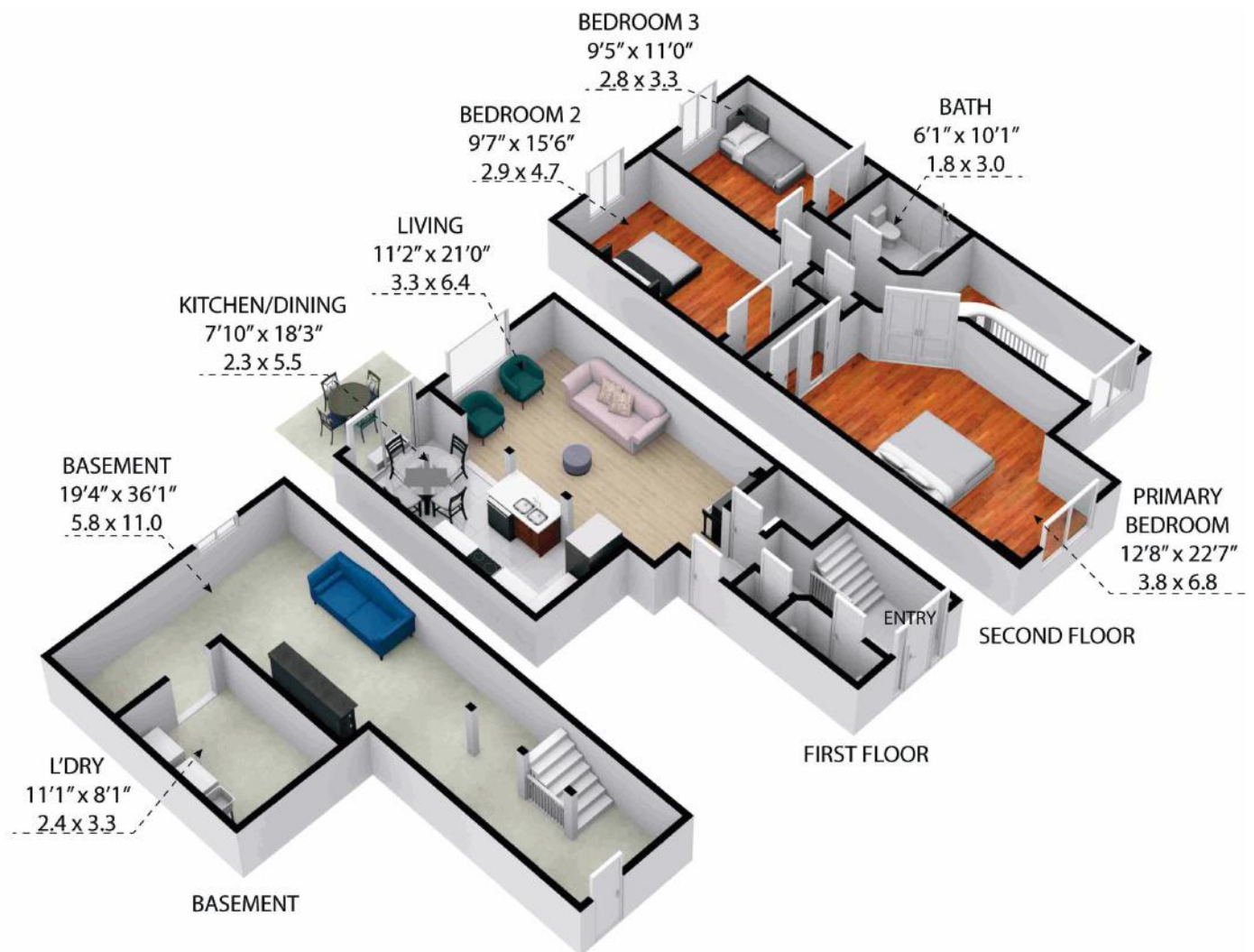
Main Level, Basement, & Backyard

FOYER, LAUNDRY, & PATIO



Exterior





Unit 43 - 800 Paramount Drive, Stoney Creek, ON, Canada, Hamilton L8J 0B4

TOTAL APPROX. FLOOR AREA 1,315 SQ.FT./ 122 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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Car Garage



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