



72 San Pedro Dr, Hamilton



Local Schools

Public Mountview Elementary School(JK-Gr.6)
Chedoke Elementary School(Gr.7-Gr.8)
Sir Allan MacNab Secondary School

Catholic St. Teresa of Avila Catholic Elementary School
Bishop Tonnos Catholic Secondary School



Photos don't always do the quality of finishes justice which is why this home needs to be appreciated in person. Over 2,000 sq ft designer living space and high-end finishes throughout. Comprehensively renovated/landscaped in 2021 & '22. Stunning oasis like backyard with in-ground 16' x 33' heated pool. Meticulously curated materials include 9" plank LM Oak hardwood flooring throughout three levels, mainly Vogt faucets/fixtures, & Cambria/Dekton quartz countertops.

The chef's dream open concept kitchen boasts Oakridge custom cabinetry, a 32 sq ft ART PIECE island that doubles as an 8-person dining table, 5 burner gas stove with pot filler, ample storage and counter space with new large windows ('21) overlooking the backyard.

The kitchen opens to the living room with large media centre and floor to ceiling windows. Enjoy the cozy main level family room with wood burning fireplace and custom wet bar, perfectly placed to grab a beverage heading poolside.


The upgraded basement is comprised of a large rec room/office flex space, 3-piece bathroom/laundry ('21), mechanics room with laundry sink, & massive crawl space storage room. The rec room with 2 large egress windows ('21) & walk in closet could easily transition to a 4th bedroom.

Outside enjoy the freshly painted exterior ('22), private two-tiered yard with green space for kids/pups, Unilock retaining wall ('22), pool liner ('22), composite maintenance free decking ('22), landscaping ('22), driveway sealing ('22), natural gas BBQ hook up, pool pump ('21), & new roof in '21. Also note upgraded nest thermostat ('21), window coverings ('21), almost all windows & doors replaced, updated plumbing & electrical.

This West Mountain location can't be beat, just steps from coveted Scenic Drive and some of the best hiking trails Ontario has to offer.

 3+1 Bedrooms

 2+1 Bathrooms

 1,594 Sq Ft

 Heated Inground Pool

Recent Updates & Features

Interior

- 9" plank LM Oak hardwood throughout 3 levels
- Mainly Vogt faucets/fixtures
- Cambria/Dekton quartz countertops
- Oakridge custom cabinetry
- New large windows in kitchen(2021)
- Kitchen backsplash tile(2022)
- 5 burner gas stove with pot filler(2021)
- All stainless steel Samsung kitchen appliances(2021)
- New 4 piece bathroom(2021)
- Vogt rainhead/body wand combo in 4 piece bath(2021)
- Replaced front loading Samsung washer & dryer
- Wood folding counter above washer/dryer(2022)
- 3 piece laundry/bathroom(2022)
- 2 large egress windows in rec room(2021)
- New luxury basement carpet by Mohawk with upgraded underpad(2021)
- Freshly painted throughout(2021)

- Custom wet bar
- Nest thermostat(2021)
- Window coverings(2021)
- New doors(2021)
- Updated plumbing & electrical

Exterior

- Freshly painted exterior(2022)
- Composite maintenance free decking(2022)
- Unilock retaining wall ('22)
- Pool liner(2022)
- Pool pump(2021)
- Landscaping(2022)
- Driveway sealed(2022)
- New roof(2021)
- Almost all windows & doors replaced

