

“Bannockburn” 28 Happy Valley Road, Pembroke HM19



Location. The subject property is located on an elevated lot off Happy Valley Road. It is located at the junction of Happy Valley and Crisson Avenue. This is a short distance outside the City of Hamilton with easy access via Happy Valley Road.

Brief Description. The property consists of a large, old house which has been the subject of some modifications and internal reconfigurations over the years but, broadly speaking, consists of three assessed units. The lot the house sits on is 0.168 acres however there is an additional lot of land known as Lot 2 which is immediately adjacent and totals 0.126 acres. It is held on the same deed as the subject property but we do understand it has been subdivided. For the purpose of this report, we have assumed that it could be disposed of independently; however, the valuation figures given assume a cumulative total of 0.29 acres.

Square Footage of Land and Buildings. The overall land extends to 0.29 acres or 12,632 square feet. The overall square footage of the buildings is 2,188 net internal.

Assessment Numbers and ARVs. 120978016, ARV \$28,800; 125106416, ARV \$14,100; 125106513, ARV \$18,600.

Town Planning. Residential 1

ACCOMMODATIONS

Upper Apartment

Kitchen	9' 6" x 14' 4"
Living room	8' 9" x 14' 0"
Bedroom	12' 9" x 12' 3"
Closet	1' 5" x 3' 0"
Closet	4' 0" x 3' 0"
Bathroom	8' 3" x 5' 0"

Lower Apartment

Foyer	3' 4" x 6' 11"
Kitchen	10' 10" x 6' 10"
Closet	3' 5" x 3' 7"
Bedroom	12' 0" x 12' 5"
Bedroom 2	10' 8" x 12' 2"
Closet	5' 0" x 1' 10"
Bathroom	8' 0" x 6' 8"

Main Unit

Lower Level

Living room	7' 6" x 16' 9"
Living room	13' 6" x 16' 4" + 7' 5" x 3' 6"
Entry foyer	5' 1" x 13' 7"
Powder room	3' 11" x 3' 5"
Kitchen	12' 4" x 8' 4"
Kitchen	6' 0" x 8' 5"

Upper Level

Bathroom	6' 2" x 7' 11"
Landing	11' 11" x 7' 2"
Bedroom 1	14' 6" x 8' 4"
Closet	1' 11" x 8' 6"
Bedroom 2	13' 2" x 13' 10"
Closet	1' 10" x 3' 0"
Bedroom 3	12' 8" x 11' 2"
Closet	1' 5" x 3' 0"
Hallway	3' 6" x 3' 4"

