

12 Hillsdale Avenue, Pembroke - \$365,000.00

2 Bedrooms / 2 Bathrooms Cottage

Tired of renting? Are you looking for your forever home? This fixer upper might just be the perfect place for you. This charming cottage is minutes away from The City of Hamilton, but it's so quiet that it feels like a private oasis. As you enter from the porch you are greeted with a sizable living room. This pleasant room has a mantle and faux fireplace. There is a hallway that leads to the den, bedroom, three-piece bathroom and lovely eat in kitchen. The bedroom has great natural light and a large closet. Just outside the kitchen there is a large patio area that is an ideal place to enjoy a nice cup of coffee or great place to entertain. Below the den is a spiral staircase that leads to a sitting room another three-piece bathroom and another bedroom. This area can easily be converted to a one-bedroom apartment with planning permission. There is access to this area from the outside. With some TLC this home could be well suited for a family.

Rooms:

Living room	14' x 12'
Kitchen	13'7" x 12'
Hallway	8'11" x 6'2"
Family Room	14' 1" x 11'6"
Den	11'10" x 12'
Bedroom 1	14'8" x 11'10"
Bedroom 2	11'11" x 11'6"; 10'8" x 4'1"
Bathroom 1	8'10" x 4' 10"
Bathroom 2	7'11" x 6' 5"

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