



116 Broker Drive
HAMILTON





Welcome Home

Who wouldn't want to live across from beautiful Fay Park? Located on a premium street, this meticulously maintained and beautifully updated bungalow is ideal for active families or professionals seeking space, comfort, and style. Step into the fully upgraded eat-in kitchen — a true showstopper — featuring quartz countertops, stainless steel appliances, ceramic flooring, a cozy breakfast nook with built-in seating, a separate pantry, pot lighting, and an abundance of natural light. The bright and welcoming living room boasts a large bay window with scenic views of Fay Park, while three generously sized bedrooms offer warmth and charm with rich oak hardwood floors throughout the main level.



Huntington Neighbourhood

Downstairs, the professionally finished lower level offers incredible flexibility with a separate entrance, full 3-piece bath, durable laminate flooring, and zones for gaming, fitness, laundry, and a spacious rec room—perfect for family fun, hosting guests, or potential income. Step outside to your private, fully fenced, landscaped backyard, complete with a large deck ideal for entertaining or peaceful relaxation. A double-wide driveway accommodates four vehicles, and the 1.5 detached garage offers plenty of room for parking, hobbies, or storage. This move-in-ready gem offers the lifestyle you've been looking for. Don't miss your chance!



Locations

Schools

Huntington Park

80 Kingslea Drive
Ph: (905) 383-3305
Grades: JK - 8

Sherwood Highschool

25 High Street
Ph: (905) 383-3307
Grades: 9 - 12

Lawfield

French Immersion
45 Berko Avenue
Ph: (905) 387-0062
Grades: 1 - 8

Sherwood Highschool

French Immersion
25 High Street
Ph: (905) 383-3307
Grades: 9 - 12

Grocery Stores

Food Basics

724 Mohawk Road E
Ph: (905) 575-1113

Freshco

601 Upper Gage Avenue
Ph: (905) 318-4873

Recreation

Huntington Park Rec Centre

87 Brentwood Drive
Ph: (905) 546-3747

Bernie Morelli Rec Centre

876 Cannon Street
Ph: (905) 546-3747

Go Station

West Harbour Go

353 James Street North
(9.1 km to Go Station)









General

Extras

- New water service from the property line in to the home 2024 - Value \$15K
- Reparged on the back and driveway side of house 2024
- Exterior pot lighting on all 4 sides of house; front pots (Philips Hue - full range colour adjustable)
- Water softener (including outside taps) 2022
- Kitchen tap has a water purification system 2022
- Backyard garden shed 2022
- Furnace - Lasteer serviced April 2025
- A/C - Last serviced April 2025
- Hot water heater - FVIR replaced February 2024 (Rental - \$37.52/month)
- Garage door opener with keypad and 2 remotes









Let's Maximize Your Investment

We offer expertise in Burlington, Oakville, Milton, Hamilton, Niagara and GTA West. Our priority is you! We want our clients to meet their real estate goals and provide candid advice with complete transparency throughout the process. In this market, you need an expert on your side who is tenacious and willing to go the extra mile to buy and sell. The Deborah Brown Team is an award winning team since 2009, reaching the coveted RE/MAX Diamond award status.

We continue to provide a personal client experience, an advanced strategic marketing plan, in-depth market knowledge, and unmatched attention to detail. Our team consists of energetic professional realtors with superior negotiating skills and a proven track record. For maximum impact upon listing, our experienced interior stylist has been transforming our client's homes since 2019. Our talented admin and marketing team will ensure that every detail is taken care of to ensure a smooth and memorable real estate experience.

We know your home is not only one of your largest financial assets, it's where you live life.

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