



# 116 Broker Drive, Hamilton

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## Front Foyer

- Double door, foyer closet
- Decorative wainscotting
- Large ceramic tile throughout
- Upgraded chandelier lighting

## Living Room

- Wide plank hardwood flooring throughout
- Neutral paint throughout
- Integrated pot lighting throughout bulkhead-replaced 2022
- Pendant light fixture replaced on a dimmer switch 2022

## Kitchen

- SS fridge - Hisense (2023)
- SS ceramic top stove - General Electric - replaced glass top (2022)
- SS built in dishwasher - General Electric
- SS decorative range hood
- Quartz countertops - white
- Under mount kitchen sink
- Large ceramic tiling
- Separate pantry for additional storage
- Breakfast nook with built in seating
- Pot lighting throughout
- Subway tile backsplash
- Large window - loads of natural light
- Door leading to rear yard
- Neutral paint throughout
- Decorative wainscotting

## Office

- Wide plank oak hardwood flooring
- Double door closet-loads of storage space
- Large window

## Primary Bedroom

- Wide plank hardwood flooring
- Integrated pot lighting throughout
- Neutral paint throughout
- Double door closet
- Window

## Bathroom 4Pc

- Large format ceramic flooring
- Single vanity with modern herringbone backsplash
- Storage closet - Ample storage space

## Hallway

- Spacious linen closet for added convenience
- Decorative lighting

## Bedroom #2

- Wide plank oak flooring
- Neutral paint throughout
- Double door closet
- Decorative chandelier lighting

## Lower Level

### Recreation Room

- Warm toned laminate flooring throughout
- Large gaming area
- Wall mount tv in gym area
- Neutral paint throughout
- Pot lighting
- Loads of storage throughout

### Bathroom 3Pc

- Large ceramic tiles
- Over sized tiles 12x24 in spacious walk in shower
- Single vanity with storage
- Modern wall lighting



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## 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 - Lasteerv 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