



Unit# 202 - 130 WELLINGTON Street N  
 Hamilton L8R 1N3  
 Prop Type: Condominium  
 Type/Style: Apartment - 1 Storey  
 Sale/Lease: For Sale Only  
 District: Hamilton Centre  
 Sub-Area/Nbhd: 14 / Beasley (140)  
 Near: WELLINGTON ST N & EVAN ST.  
 Legal: UNIT 2, LEVEL 2, WSCP NO. 492  
 Roll#:  
 Registry Pin#:  
 Side of Road: East      DOM: 37      ADOM: 37

List Price: **\$ 169,900**  
 Lease Rate:  
 Selling Price: \$ 165,000  
 Previous Price:  
 # of Rooms: 3  
 # of Bedrooms: 1 + 0  
 Baths 2-piece: 0  
 Baths 3-piece: 0  
 Baths 4-piece: 1  
 Baths 5-piece: 0  
 Roughed-in Bths:  
 #FBths/#HBths: 1/0  
 Apx Sq Ft:

## Rooms and Their Sizes

Eat In Kitchen [1] 12.1 x 11  
 Living Room [1] 12.1 x 9.8  
 Bedroom [1] 13.5 x 13  
 4 Pc Bthrm [1]  
 Utility [1]

## Property Details

Property Size: .5 or Less	Lot Size: COMMON ELEMENT [Imperial]	Location: URBAN
Frontage	Basement: None	Elem'y Sch:
Taxes: \$ 1,829 / 2015	Basement Dev:	Second'y Sch:
Occupant: Vacant	Type of Ownshp: Condominium	Status Certif:
Rental Income:	Heating: Forced Air	Water Supply: Municipal
Mortgage: Purchaser to Arrange	Fuel:	Water Meter: Yes
UFFI: No	Foundation:	Sewer Type: Sewer Connected
Gar/Prkg: No		Amperage: 100      Survey: N
Rental Eqmt: None		Waterfront:      Pool: N
Ext Fin/Const: Concrete Block, Stucco		Central Air: Yes      Age: UNKWN
Topography:		Fireplaces:
Features: Eat-in Kitchen, Hardwood Floor, Laundry, Main Flr. Laundry, No Carpeting		

## Restrictions:

Energide Rating: N

Condo Fee Incl: \$ 181.37 - Includes: Exterior Maintenance, Building Insurance, Parking

## Property Management:

## Mobile Home Information:

Condo Corp#: WSCP #492

Virtual Tour: <http://www.tourbuzz.net/448355>

Directions: B/W CANNON ST E &amp; WILSON

Inclusions: Stainless steel fridge, gas stove, range hood, washer, dryer, tankless water heater, C/A (Sold "as-is")

## Exclusions:

## REALTOR(R) Remarks

2nd floor loft with high ceilings and parking! This quaint 10 unit building was fully renovated less than 5 years ago! Low maintenance fees of \$181.37/mth include exterior maintenance, building insurance and parking. Each unit has an owned tankless water heater & central air. All appliances included. RSA. Att Sch B & Form 801.

Primary/Sec:	Sign: Yes	Handicpd: No	Taxes Applic: N	Possession: FLEX
Deposit Req: 1000-5000	Key: Yes	Lockbx: Yes	SPIS: Waived	Bkr Perm Adv: No
Sellers: STEVEN ROSATI & INGRID ROSATI			Consent aft EX: N	Appt: 905-297-7777
Brokerage 1: RE/MAX Escarpment Realty Inc. Ph: 905-545-1188 F:905-664-2300				
Slsprsn/Brkr1: Heather Reid - Ph:905-545-1188 <a href="mailto:heatherreid@remaxescarpment.com">heatherreid@remaxescarpment.com</a>				Comm Date: 12/28/15
Slsprsn/Brkr2:				Expiry Date: 02/28/16
Brokerage 2:				
SB Comm: 2.25%	Member Open House:			Spcl Provisn: None
Sell Brokerage: Coldwell Banker Community Real Estate				CSale Date:
Sell Slsprsn/Brkr1: Greg Cichosz				Selling Date: 02/03/16
Sell Slsprsn/Brkr2:				Closing Date: 02/26/16
				Selling Price: \$ 165,000
				Sell Lse Rte: