



**30 Scarletwood St.**

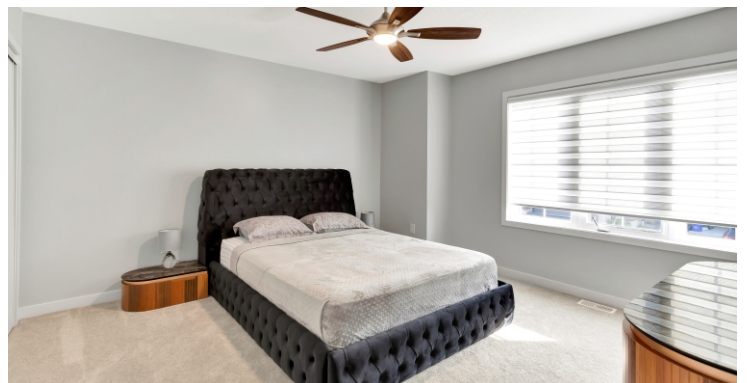
*Stoney Creek, Ontario*

Presented by Christopher Higashi





Virtually Staged for Lifestyle Ideation

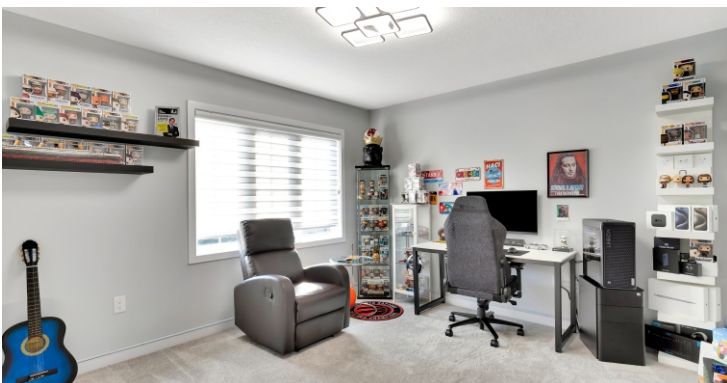
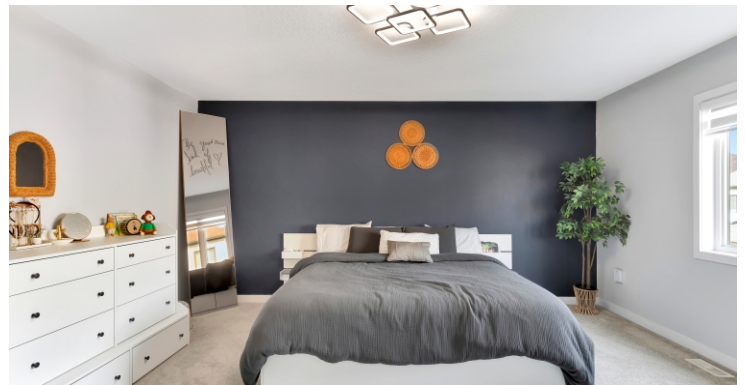


Welcome to 30 Scarletwood Street, Hamilton ON (Stoney Creek) This is Empire Homes stunning 4-bedroom, 3-Washroom 2-Storey 2400+ sq ft home with massive curb appeal, exterior pot lights, well manicured front/rear lawns, double door entry and garage, an abundance of windows, large fully upgraded kitchen with breakfast bar, extended soft-close cabinets, backsplash, granite countertops, breakfast nook w/oversized sliding patio doors that leads to fully fenced private yard with enormous (all steel) gazebo and a network of distinguished, well supplanted patio stone. This beauty also boasts separate living and dining rooms, 4 large bedrooms, a large primary room with walk-in closet and 5pc ensuite bath, upstairs laundry and an additional 4 pc bathroom. This home also



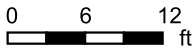
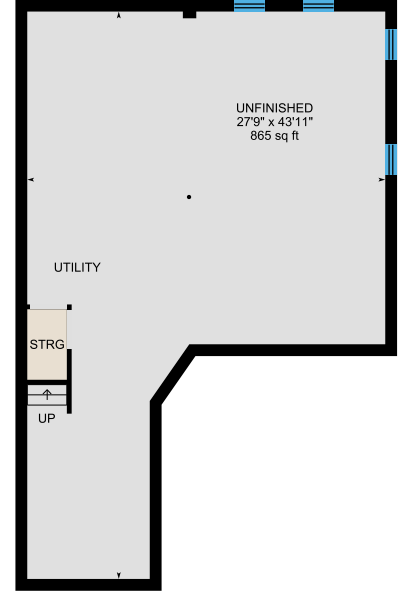
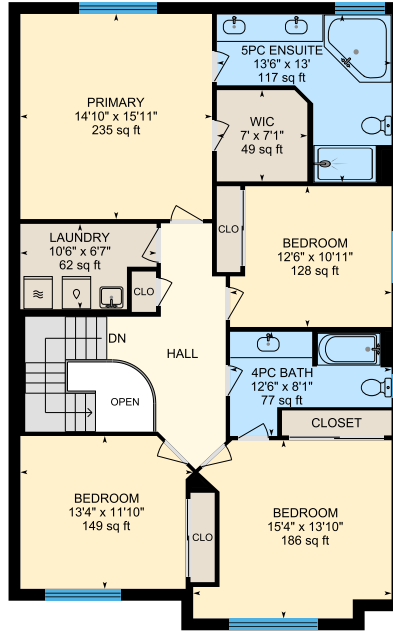
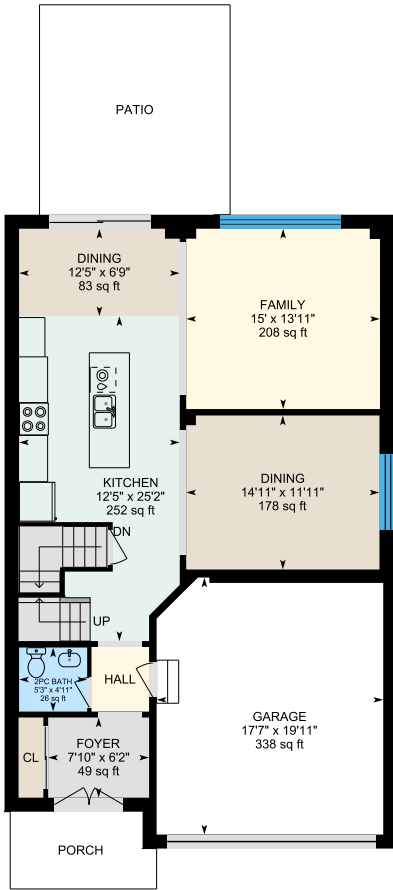


comes with newer roof, furnace, A/C and windows. This gem of find is perfectly nestled in Stoney Creek Mountain's rapidly developing and newer residential subdivision close to community parks, trails, schools, major roads, public transit, Grocery Stores, Golf, Conservation areas, and more. The home is just mins to Lake Ontario shoreline and approximately 1h 20 mins into Toronto. This home is well priced and would be the perfect fit for that buyer looking to settle within reasonable driving/commuting distances to various neighbouring city centres.



# 30 Scarletwood St, Stoney Creek, ON

Main Building: Total Exterior Area Above Grade 2490.57 sq ft



PREPARED: 2024/10/04

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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