

JUST LISTED!

47 MILL ST N, HAMILTON



2+1 Beds | 2 Baths | 1,685 SqFt

LISTED AT **\$1,199,000**

Welcome to 47 Mill St N

Welcome to 47 Mill St North in Waterdown. Originally built in 1887, you can still see the history in the original wood floors. Beyond the floors, the house has been lovingly updated without losing the charm that comes with a home this age. This home sits on a 34' x 180' lot & a nice layout that offers 1684 sq ft. The main floor greets you with a large family room which has custom built ins, updated millwork, smooth ceilings and pot lights. Dining room is excellent for large gatherings and entertaining. The kitchen has been transformed into the highlight of the home and features ample storage, high end Jenn Air appliances, farmhouse-style shiplap décor backsplash & separate nook for your coffee/bar with butcher's block countertop. Upstairs, you'll find two bedrooms, an office and a large bathroom with laundry. Wake up to a beautiful sunrise coming through the large windows. You'll spend as much time outside the home as you do inside, with a 180-foot-deep lot. Enjoy front porch coffee while greeting your neighbours in the highly sought-after Waterdown core. Want some privacy? Escape to the backyard, past the new herringbone paver driveway, to your deck for a BBQ. Invite friends for drinks on the patio, or practice your short game on the putting green. You'll also find a large, 10' x 22' workshop at the back of the property. Powered by its own electrical panel, the shop is insulated and climate controlled by a heat pump. As lovely as the house is, you'll quickly consider the entire neighbourhood your home. You can't walk a block without a smile and a hello from a neighbour walking their dog or getting some exercise. You might have just found your next home!

47 MILL Street N, Hamilton, Ontario L0R 2H0

Client Full
Active / Residential

47 MILL St N Hamilton

Listing ID: 40784145
Price: \$1,199,000.00



Hamilton/46 - Waterdown/461 - Waterdown East

1.5 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (1 + 1)**
 Dens: **0**
 SF Fin Total: **1,684**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,684/Plans**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,148.19/2025**

Remarks/Directions

Public Rmks: Welcome to 47 Mill St North in Waterdown. Originally built in 1887, you can still see the history in the original wood floors. Beyond the floors, the house has been lovingly updated without losing the charm that comes with a home this age. This home sits on a 34' x 180' lot & a nice layout that offers 1684 sq ft. The main floor greets you with a large family room which has custom built ins, updated millwork, smooth ceilings and pot lights. Dining rooms is excellent for large gatherings and entertaining. The kitchen has been transformed into the highlight of the home and features ample storage, high end Jenn Air appliances, farmhouse-style shiplap décor backsplash & separate nook for your coffee/bar with butcher's block countertop. Upstairs, you'll find two bedrooms, an office and a large bathroom with laundry. Wake up to a beautiful sunrise coming through the large windows. You'll spend as much time outside the home as you do inside, with a 180-foot-deep lot. Enjoy front porch coffee while greeting your neighbours in the highly sought-after Waterdown core. Want some privacy? Escape to the backyard, past the new herringbone paver driveway, to your deck for a BBQ. Invite friends for drinks on the patio, or practice your short game on the putting green. You'll also find a large, 10' x 22' workshop at the back of the property. Powered by its own electrical panel, the shop is insulated and climate controlled by a heat pump. As lovely as the house is, you'll quickly consider the entire neighbourhood your home. You can't walk a block without a smile and a hello from a neighbour walking their dog or getting some exercise. You might have just found your next home!

Directions: Dundas Street E to Mill Street N

Exterior			
Exterior Feat:	Deck(s), Landscaped, Patio(s), Porch		
Construct. Material:	Vinyl Siding, Wood		
Shingles Replaced:		Foundation:	Stone
Year/Desc/Source:	//		
Other Structures:	Fence - Full, Gazebo, Shed, Workshop		
Garage & Parking:	Private Drive Triple+ Wide		
Parking Spaces:	4	Driveway Spaces:	4.0
Water Source:	Municipal	Water Trmt:	
Lot Size Area/Units:	/	Acres Range:	< 0.5
Lot Front (Ft):	34.00	Lot Depth (Ft):	179.00
Location:	Urban	Lot Irregularities:	
Area Influences:	Quiet Area, Rail Access, Schools, Shopping Nearby, Trails		
Topography:		Fronting On:	East
School District:	Hamilton-Wentworth Catholic District School Board, Hamilton-Wentworth District School Board		

Interior			
Interior Feat:	Built-In Appliances, Ceiling Fans, Skylight, Sump Pump		
Basement:	Partial Basement	Basement Fin:	Unfinished
Cooling:	Central Air		
Heating:	Gas, Heat Pump		
Under Contract:	Hot Water Heater		
Current Rental Costs:	Water Heater: \$22.76 / per month.		
Inclusions:	Carbon Monoxide Detector, Dishwasher, Dryer, Freezer, Gas Oven/Range, Range Hood, Refrigerator, Smoke Detector, Washer		
Exclusions:	Tools in Workshop, BBQ, Smoker, Patio Furniture, Pax Wardrobes from Bedroom		
Furnace Age:	19 Years	Tank Age:	
		UFFI:	

Property Information			
Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PCL 18-1, SEC M8 ; LTS 18 & 19, PL M8 , T/W THE RIGHT OF INGRESS AND EGRESS OF FOOT PASSENGERS AND VEHICLES IN COMMON WITH THE OWNER OR OWNERS FROM TIME TO TIME OF LOTS 20 & 21 ON SAID PL M8 TO PASS OVER ALONG AND UPON SAID LT 20 ON PL M8; S/T THE RIGHT OF INGRESS AND EGRESS OF FOOT PASSENGERS AND VEHICLES IN FAVOUR OF THE OWNER OR OWNERS FROM TIME TO TIME OF LTS 20 & 21 ON PL M8 TO PASS OVER ALONG AND UPON SAID LT 19 ON PL M8. ; FLAMBOROUGH CITY OF HAMILTON		
Zoning:	R5	Survey:	None/
Assess Val/Year:	\$409,000/2025	Hold Over Days:	
PIN:	175070236	PIN 2:	
ROLL:	251830337006200	Occupant Type:	Owner
Possession/Date:	30 - 59 Days/	Deposit:	5%

Brokerage Information