

18 Elm Avenue, Baltimore (Hamilton Township) ON K0K 1C0

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Location, Lot, and Love Headline this Beauty Presenting Much Opportunity with an Abundance of Flexibility to Buyers on Every Level
- ✓ 4-bedroom, 2-bathroom - 4 Level Side Split Set on Private .3 Acres, in Very Sought After Family Friendly Neighborhood, Shines Through with Some Magnificent Curb Appeal, Large Mature Lot and an Obvious Amount of Love and Care Throughout the Years
- ✓ Natural Gas Furnace Installed Brand New 2024
- ✓ Garage Doors Brand New and Installed Spring 2021
- ✓ Composite Decking Installed Summer 2020
- ✓ Living Room Custom Window and Blind Installed 2021
- ✓ All other Windows Have Been Replaced Except 2 in Family Room
- ✓ Full Kitchen Renovation - Including Patio Door, Custom Cabinets, Large Island, Backsplash 2016
- ✓ Dishwasher Brand New 2022
- ✓ Microwave Brand New Spring 2025
- ✓ Stove Replaced Brand New Approx. 5 Years Ago
- ✓ Natural Gas Hook-up for BBQ
- ✓ Hot Tub – “Being Sold As-Is” – Brand New Approx 15 Years ago. Still Works Well
- ✓ Septic Drain Tiles Throughout Backyard Newly Installed Approx. 8 Years Ago
- ✓ Shingles Replaced Completely Approx 15 Years Ago – Caps Re Done 2021
- ✓ Located in the Heart of the Very Desirable Community of Baltimore with Wonderful Schools, Parks, Trails, Recreation Centre and So Much More
- ✓ Minutes from the 401 and Lovely Town of Cobourg, with the Abundance of Amenities it has to Offer!