

Property Client Full

102 Concession 11 E, Hamilton, Ontario L8B 1H8

Listing

**102 Concession 11 E Hamilton**

**Active / Residential Freehold / Detached**

MLS®#: **X13213590**  
 List Price: **\$3,998,000**  
 New Listing



**Hamilton/Hamilton/Rural Flamborough**

Tax Amt/Yr: **\$11,730.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PCL 3-1, SEC 62M754 ; LT 3, PL 62M754 ; FLAMBOROUGH CITY OF HAMILTON**

Style: **Bungalow** Rooms Rooms+: **9+4**  
 Fractional Ownership: BR BR+: **5(4+1)**  
 Assignment: Baths (F+H): **7(6+1)**  
 Link: **No** SF Range: **3500-5000**  
 Storeys: **1.0** SF Source: **Other**  
 Lot Irreg: Lot Acres: **2 - 4.99**  
 Lot Front: **278.97** Fronting On: **N**  
 Lot Depth: **624.31** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **P6,P7**  
 Dir/Cross St: **Hwy 6 & Concession 11 E**

PIN #: **175240019**  
 Holdover: **60**  
 Possession: **TBD**

ARN #: **251830393036750**  
 Possession Date:

Contact After Exp: **No**  
 Survey Year/Type: **None**

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **Yes**  
 Basement: **Yes/Finished W/O**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Family Room, Other, Rec Room**

Exterior: **Stone, Wood**  
 Garage: **Yes**  
 Gar/Gar Spcs: **Attached Garage/2.0**  
 Drive Pk Spcs: **12.00**  
 Tot Pk Spcs: **14.00**  
 Pool: **Inground, Salt**  
 Room Size:  
 Energy Cert: **No**  
 Green PIS: **No**  
 Rural Services:  
 Security Feat:

Water: **Well**  
 Water Supply Type:  
 Water Meter:  
 Waterfront Feat:  
 Waterfront Struc:  
 Well Capacity:  
 Well Depth:  
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized:

Interior Feat: **Auto Garage Door Remote, Central Vacuum, Primary Bedroom - Main Floor, Sump Pump, Water Purifier, Water Softener**  
 Parking Feat: **Circular Drive, Private Double, Private Forced Air**  
 Heat: **Propane**  
 Heat Source: **Propane**  
 A/C: **Yes/Central Air**  
 Central Vac: **Yes**  
 Apx Age: **16-30**  
 Elevator: **No/**  
 Laundry Lev: **Main**  
 Retirement: **No**  
 Property Feat: **Golf, Grnbelt/Conserv, Wooded/Treed**

Exterior Feat: **Landscaped, Porch**  
 Roof: **Asphalt Shingle**  
 Foundation: **Unknown**  
 Soil Type:

Waterfront Y/N: **No**  
 Water Struct:  
 Under Contract:

Waterfront: **None**  
 Easements/Restr:  
 Dev Charges Paid: **Unknown**

Island YN:  
 HST App To SP: **Included In**

Remarks/Directions

Client Rmks: **Renovated Bungalow W/ Walk-Out Basement Features 4+1 Beds & 7 Baths & Parking for 12+ Cars. TheGrandEntry Greets You W/ Vaulted 11ftCeilings, Premium Vinyl Flooring, & Pot Lights Throughout The MainLevel.The Open-Concept Dining Room & Chefs Kitchen Boast An OversizedSit-Up Island, Quartz Countertops, Top-Tier B/I S/S Appliances, A W/I Pantry, & A Coffee Bar. The Formal Living Room, Create A Cozy SpaceForFamily Gatherings. The Family Room Features Vaulted Ceilings, Floor-To-Ceiling Windows & A Gas Fireplace.The Primary Suite Offers A W/I Closet & A 5-Piece Ensuite, Dbl Vanity, & Glass Shower. 3 Well-Appointed Beds W/Their Own Ensuites. A Main Level Mudroom W/Laundry Area &Garage Access,Completes The Main Level. The Lower Level Featuring 8ft Ceilings, Above-Grade Windows, Pot Lights, & B/I Speakers. The Rec Room Provides Ample Space For Entertaining Friends & Family W/ A Wet Bar. AnAdditional Bedroom & Office Make A Great Space For Guests OrTh. An Oversized Flex Space Offers A GreatPlayroom W/ Ample Storage & A 4pc Bathroom. Head Outside To The Custom-Built Pergola W/ Wired-InHeaters, Pot Lights, B/I Speakers, &A Ceiling Fan, Perfect For Summer Dinners Overlooking The Resort-Style Backyard. It Is A TrueEntertainers Dream, Featuring An Inground Saltwater Pool W/ A Waterslide, A**

**Putting Green, & A Custom-Built Cabana W/Outdoor Kitchen &Wood-Burning Fireplace. The Expansive2500 Sqft Detached Garage/Shop Features A Man Cave, 3-pc Bathroom, & Ample Storage. Ideal ForThoseWho Cherish Tranquility & A Slower Pace Of Life, ThisProperty Is Protected By Partial Conservation Land,Providing A Serene Setting AndUnparalleled Privacy. With Trails, Farms, And Conservation Areas, It's A Haven For Nature Lovers And Outdoor Enthusiasts. With Easy Access ToMajor Highways, This Is A TrueDream Home Within Close Proximity To All Necessities And Amenities A like.**

Inclusions:

**x2 Furnaces (Owned), x2 AC Units (Owned), x2 HWT (Owned), Water Softener (Impression Series), Reverse Osmosis System, CVAC, X2100 AMP Panels, All New Septic (2021), Sump Pump. All ELF'S,Window Coverings,Automatic Blinds(Primary, Family Room, 2nd Bedroom & Dining Room), All B/I Appliances, Washer & Dryer(LG),B/I BBQ, Pool Slide, All Pool & Hot Tub Equipment, Play Structure, ExteriorCameras (unmonitored), Outdoor Heaters.**

Listing Contracted With: **REVEL REALTY INC. 905-357-1700**

**Prepared By: JEFF HAM, REALTOR Salesperson**

**Date Prepared: 05/29/2026**

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