

# 102 CONCESSION 11 E, Hamilton, Ontario, L8B 1H8

Listing

**102 CONCESSION 11 E, Hamilton, Ontario, L8B 1H8**

**Active / Residential**

**Listing ID: 40834164**

**Price: \$3,998,000.00**



## Hamilton/43 - Flamborough/044 - Flamborough East Bungalow/House

|          | Beds | Baths | Kitch |
|----------|------|-------|-------|
| Basement | 1    | 2     |       |
| Main     | 4    | 5     | 1     |

Beds (AG+BG): **5 (4 + 1)**  
 Baths (F+H): **7 (6 + 1)**  
 Dens: **0**  
 SF Fin Total: **7,211**  
 AG Fin SF Range: **4001 to 5000**  
 AG Fin SF: **4,176/Other**  
 BG Fin SF: **3,035/Other**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$11,730.00/2025**

### Remarks/Directions

**Public Remarks:** **Renovated Bungalow W/ Walk-Out Basement Features 4+1 Beds & 7 Baths & Parking for 12+ Cars. The Grand Entry Greets You W/ Vaulted 11ft Ceilings, Premium Vinyl Flooring, & Pot Lights Throughout The Main Level. The Open-Concept Dining Room & Chefs Kitchen Boast An Oversized Sit-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 Space For Family 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. An Additional Bedroom & Office Make A Great Space For Guests Or Th. An Oversized Flex Space Offers A Great Playroom W/ Ample Storage & A 4pc Bathroom. Head Outside To The Custom-Built Pergola W/ Wired-In Heaters, Pot Lights, B/I Speakers, & A Ceiling Fan, Perfect For Summer Dinners Overlooking The Resort-Style Backyard. It Is A True Entertainers Dream, Featuring An Inground Saltwater Pool W/ A Waterslide, A Putting Green, & A Custom-Built Cabana W/ Outdoor Kitchen & Wood-Burning Fireplace. The Expansive 2500 Sqft Detached Garage/Shop Features A Man Cave, 3-pc Bathroom, & Ample Storage. Ideal For Those Who Cherish Tranquility & A Slower Pace Of Life, This Property Is Protected By Partial Conservation Land, Providing A Serene Setting And Unparalleled Privacy. With Trails, Farms, And Conservation Areas, It's A Haven For Nature Lovers And Outdoor Enthusiasts. With Easy Access To Major Highways, This Is A True Dream Home Within Close Proximity To All Necessities And Amenities A Like.**

**Directions:** **Hwy 6 To Concession 11 E**  
**Cross St:** **Hwy 6 & Concession 11 E**

### Auxiliary Buildings

| Building Type | Beds | Baths | # Kitchens | Winterized     |
|---------------|------|-------|------------|----------------|
| Garage        |      | 1     |            | Yes, Partially |

### Exterior

**Exterior Feat:** Backs on Greenbelt, Deck(s), Landscaped, Lighting, Paved Yard, Porch, Privacy  
**Construct. Material:** Stone, Wood  
**Shingles Replaced:** **Foundation:** Unknown  
**Year/Desc/Source:** 1995//Other  
**Roof:** Asphalt Shingle  
**Prop Attached:** Detached  
**Apx Age:** 31-50 Years

**Other Structures:** Gazebo, Workshop  
**Pool Features:** Inground, Salt  
**Garage & Parking:** Attached Garage, Detached Garage//Private Drive Double Wide/Circular Driveway  
**Parking Spaces:** 14  
**Driveway Spaces:** 12.0  
**Garage Spaces:** 2.0  
**Services:** Internet Other  
**Winterized:**

**Water Source:** Drilled Well  
**Water Tmnt:** Reverse Osmosis, Water Softener  
**Sewer:** Septic  
**Lot Size Area/Units:** /  
**Acres Range:** 2-4.99  
**Acres Rent:**  
**Lot Front (Ft):** 278.97  
**Lot Depth (Ft):** 624.31  
**Lot Shape:**  
**Location:** Rural  
**Lot Irregularities:**  
**Land Lse Fee:**

**Area Influences:** Ample Parking, Golf, Greenbelt/Conservation, Highway Access, Landscaped, Major Highway, Open Spaces, Park  
**View:** Clear, Trees/Woods  
**Retire Com:**  
**Topography:** Open space, Wooded/Treed  
**Fronting On:** North

### Interior

**Interior Feat:** Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fans, Central Vacuum, Countertop Range, Sump Pump, Water Heater Owned, Water Softener

**Security Feat:** **Alarm System**  
**Basement:** Full Basement  
**Basement Fin:** Fully Finished  
**Basement Feat:** Walk-Out  
**Laundry Feat:** Laundry Room, Main Level, Sink

**Cooling:** Central Air  
**Heating:** Forced Air, Propane  
**Fireplace:** 3/Family Room, Propane, Rec Room, Other  
**FP Stove Op:**

**Inclusions:** Built-in Microwave, Central Vac, Dishwasher, Dryer, Garage Door Opener, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Pool Equipment, Range Hood, Refrigerator, Washer, Window Coverings, Other

**Add Inclusions:** x2 Furnaces, x2AC Units, x2 HWT, Water Softener (Impression Series), Reverse Osmosis System,CVAC, X2-100 AMP Panels, All New Septic (2021), Sump Pump. All ELF'S,Window Coverings,Automatic Blinds(Primary,FamilyRoom,2nd Bedroom&Dining Room), All B/I Appliances, Washer & Dryer(LG),B/I BBQ, Pool Slide, All Pool & Hot Tub Equip., Play Structure, Exterior Cameras (unmonitored), Outdoor Heaters.

**Exclusions:** Removable Fence Around Pool (Negotiable), Pool Table (Negotiable), Shelving In Furnace Room, All Tv's &Wall Mounts, Fridge& FreezerIn Garage, Chest Freezer In Basement, Safe.

**Property Information**

|   |                             |
|---|-----------------------------|
| Common Elem Fee: <b>No</b>  | Local Improvements Fee:     |
| Legal Desc: <b>PCL 3-1, SEC 62M754 ; LT 3, PL 62M754 ; FLAMBOROUGH CITY OF HAMILTON</b> | Survey: <b>None/</b>        |
| Zoning: <b>P6,P7</b>  | Hold Over Days: <b>60</b>   |
| Assess Val/Year: <b>\$1,324,000/2024</b>  | PIN 2:                      |
| PIN: <b>175240019</b>   | Occupant Type: <b>Owner</b> |
| ROLL: <b>251830393036750</b>  | Deposit: <b>AMAP</b>        |
| Possession/Date: <b>Other/</b>  |                             |

**Brokerage Information**

List Date: **05/29/2026**  
 List Brokerage: [REVEL Realty Inc](#) 

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 Source Board: Cornerstone Association of REALTORS®  
 Prepared By: Jeff Ham, Salesperson  
 Date Prepared: 05/29/2026

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