

Welcome to 431 Dundurn St S South Kirkendall, Hamilton



Stunning century home with original details!

Combining historic charm & modern conveniences, 431 Dundurn St S is a rare jewel situated in the Kirkendall South neighbourhood. This lovely classic Victorian home offers over 2600 sq ft with 4 bedrooms, 2 full bathrooms and a 2 storey addition featuring an open concept kitchen and large family room with gas fireplace. Built in 1901, it retains much of its original character and charm including stunning ceiling details, inlaid hardwood floors, 9' ceilings, wood burning fireplace and more.

Perfectly located south of Aberdeen at the foot of the escarpment, trails, parks, schools, Chedoke Golf Course, Hillfield Strathallan College, trendy Locke St, restaurants and shops are steps away.

Don't miss this opportunity to call this home your own!

LAURIE  **BLAHA**

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Features

Main Level – Foyer

- ❁ Original oak hardwood floor
- ❁ Plaster cornice molding
- ❁ Two coat closets
- ❁ 9' ceiling height
- ❁ Antique crystal & brass chandelier
- ❁ Original doors, 5" trim, 9 ½" baseboards
- ❁ Original patinated brass doorknobs
- ❁ Niche with decorative opening

Living

- ❁ Original oak hardwood floor with mahogany inlay
- ❁ 9' ceiling height
- ❁ Oversized plaster cove molding
- ❁ Unique plaster ceiling molding
- ❁ 9 ½" baseboards
- ❁ Original wood burning fireplace with glass doors & wood mantle/surround
- ❁ Original leaded glass bay window
- ❁ Open to dining room

Dining Room

- ❁ Original oak hardwood floor
- ❁ 9' ceiling height
- ❁ Oversized plaster cove molding
- ❁ Unique plaster ceiling molding
- ❁ French door
- ❁ Original window opening to family room

Kitchen

- ❁ Updated with wood soft-close cabinetry
- ❁ Pantry with glass doors and lights
- ❁ Granite countertop
- ❁ Newer subway tile backsplash
- ❁ Undermount SS double sink
- ❁ SS LG fridge
- ❁ SS LG dishwasher
- ❁ GE gas stove
- ❁ GE Microwave/Fan
- ❁ Pot lights
- ❁ Ceramic tile floor

Family Room

- ❁ Addition – approx. 15 yrs old
- ❁ 9' ceiling height
- ❁ 9 ½" baseboards
- ❁ 2 skylights
- ❁ Gas fireplace with wood mantle/surround
- ❁ New sisal look carpet (hardwood underneath)
- ❁ French doors open to backyard patio & garden
- ❁ Multiple windows
- ❁ Pot lights
- ❁ Entry door to side yard & garage

Second Level – Master

- ❁ Original oak hardwood floor
- ❁ 2 walk-in closets
- ❁ Wall sconces
- ❁ Mid century modern ceiling light fixture

Bedroom

- ❁ Original oak hardwood floor
- ❁ Built-in desk nook
- ❁ Walk out with French door to potential roof top deck

Bedroom (addition)

- ❁ Hardwood floor
- ❁ Art Deco ceiling light fixture – acrylic/metal
- ❁ Window blinds

Bathroom - 4pc (renovated 2019)

- ❁ Honeycomb marble tile floor
- ❁ Bathtub with subway tile surround
- ❁ Sink with marble top
- ❁ Pfister one piece toilet
- ❁ Black faucet, shower/bath fixtures

Features

Basement

Laundry Room

- ❁ Washer/Dryer
- ❁ Tile floor
- ❁ Plumbing rough in for sink

Bedroom

- ❁ Carpeted
- ❁ Closet

Bathroom-4pc (renovated 2018)

- ❁ Double sinks with marble countertop
- ❁ Bathtub with subway tile surround
- ❁ Linen closet
- ❁ Tile floor

Unfinished Area

- ❁ Storage & utility

General

- ❁ Victorian century home built in 1901
- ❁ Lot size – 38' x 88'
- ❁ 2195 sq ft above grade
- ❁ Roof – 2014
- ❁ Furnace -2006
- ❁ AC - 2006
- ❁ Windows –updated throughout - 2006
- ❁ Electrical panel - 2019
- ❁ Updated main waterline
- ❁ Hot water tank rented

Exterior Front

- ❁ Stone and stucco exterior
- ❁ Attached single car garage with keypad opener
- ❁ Stone faced stairs
- ❁ Black planters

Exterior – Back

- ❁ Fully fenced yard
- ❁ Interlock paver patio
- ❁ Low maintenance gardens – clematis, peonies
- ❁ Large mature trees
- ❁ Rear garage door with access to backyard
- ❁ Side door walkout
- ❁ Rough in for hot tub



For more floor plans & video visit
431dundurn.com



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