

## Park Place Unit 202

Six Dundonald Street  
Hamilton, City

**Asking Price: \$750,000**

Acreage:  
Bedrooms: 1  
Bathrooms: 1.5



The luxury Park Place building at 6 Dundonald Street has a rooftop deck which affords great city views. The building also offers the convenience of underground parking and storage and provides security for residents with its guest intercom and gated parking garage. Unit 202 has the most spacious 1-bedroom apartment configuration in the building, with 1105 square feet of interior space and a 100 square foot balcony. There are high-end finishes including hardwood floors throughout the open plan living and dining areas, and in the den. The compact European style kitchen has streamlined cabinetry, appliances and contemporary lighting fixtures. The large bedroom is newly carpeted with an adjoining open walk-in closet and an en-suite full-bath. Sleek modern fixtures and tile make both the powder and full-bath rooms inviting spaces. This specific unit comes with Hunter-Douglas luminette curtains in the living and dining areas, and other custom upgrades that will benefit the buyer of this turn-key residence.

Priced at \$750K, parking space included.

Quarterly maintenance is \$1,543.27 and the insurance is \$302.70 so that totals \$1,845.97

Government land tax is \$629.40 x 2. Corporation of Hamilton tax is \$142.74 x 2 (with a discount down to \$135.60 if you pay early)

**Approx. sq.ft.** 1105

**Furnishings** Furnished

**Tank size**

**Other Units**

**Listed House**

**Zoning**

**Built circa 2006**

**VAN** 021736910

**ARV** \$45,600

**Land Tax** \$1,578

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|--|--|
| <input type="checkbox"/> Beachfront              | <input type="checkbox"/> Harbour Views             |
| <input type="checkbox"/> Dock                    | <input type="checkbox"/> Harrington Sound Views    |
| <input type="checkbox"/> Ferry nearby            | <input type="checkbox"/> South Shore Views         |
| <input type="checkbox"/> Golf Course nearby      | <input type="checkbox"/> North Shore Views         |
| <input type="checkbox"/> Gym                     | <input type="checkbox"/> Secluded Garden Views     |
| <input type="checkbox"/> Moorings                | <input checked="" type="checkbox"/> Overland Views |
| <input type="checkbox"/> Non-boatable Waterfront | <input type="checkbox"/> Castle Harbour Views      |
| <input type="checkbox"/> Pool                    | <input type="checkbox"/> Great Sound Views         |
| <input type="checkbox"/> Pool House              | <input type="checkbox"/> Waterview                 |
| <input type="checkbox"/> Tennis Court            |  |
| <input type="checkbox"/> Waterfront              |  |
| <input type="checkbox"/> Water Rights            |  |