

81 HIGHGATE DRIVE

# Refined Townhouse Living



**FM**



THE DETAILS

# Refined Townhouse Living

Indulge in the revival of small-town living without compromising on the luxuries of urban convenience in this idyllic block of low-rise townhouses. With an enchanting open-plan layout and a warm, inviting ambiance, this 2-storey townhouse is a perfect starter residence that exudes the sophistication of a single-family abode, offering a gateway to independence and a chance to build something real and lasting. The main level boasts a calming palette of rich, wide-plank floors that are showcased through large-scale windows, welcoming in an abundance of south-facing light, and illuminating the cozy, oversized living and dining rooms that provide ample space for the entire family. At its core, the open chef's kitchen is an entertainer's dream, featuring a lavish suite of stainless steel appliances, dual sinks, and a plethora of counter and cabinet space that is sure to make cooking an absolute delight. Just off the living space, through the sliding glass doors, you will find a secluded BBQ-ready patio that overlooks your private, fenced-in backyard, accessed by a sprawling basement walkout that offers endless opportunities and awaits your personal touch. Upstairs, three generously sized bedrooms, an office, and two full baths provide maximum flexibility for a busy, modern lifestyle.

Strategically positioned in one of Hamilton's most sought-after neighborhoods, this property affords easy access to a wealth of amenities, cultural attractions, and several major highways, making it an irresistible investment opportunity for discerning buyers looking for limitless potential.

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HAMILTON-STONEY CREEK MOUNTAIN

## Welcome to Upper Centennial Pkwy & Highgate Dr

Located in Hamilton's sought-after Stoney Creek neighbourhood, 81 Highgate Drive promises a lifestyle of effortless convenience and a genuine sense of belonging. This vibrant and friendly community caters to young families, providing access to excellent schools and plenty of opportunities for outdoor recreation and leisure activities! It is the kind of neighbourhood where kids ride their bikes to the park, run through sprinklers on hot and humid days or join a friendly road hockey game before dinner time! The way it should be.

Tucked along the Niagara Escarpment, Stoney Creek connects to a network of green that spans along the entire GTA. With scenic Lake Ontario to the north, and Hamilton's downtown core to the east, residents find themselves within a natural wonder of green forests and fresh air with endless opportunities for urban adventure and local conveniences.

The area boasts a prime location and a plethora of amenities; this coveted neighbourhood offers an easy lifestyle for residents seeking a balance between community, nature and connectivity.

At the forefront of this neighbourhood's allure is its proximity to downtown Hamilton, a dynamic city with an array of coffee shops, restaurants, and boutiques. Local bistros beckon with their culinary

proWess, inviting patrons to savour the finest farm-to-table fare, including Rugantino, Cima Enoteca, The Burnt Tongue and Earth to Table Bar. At the same time, cozy cafes perk their freshly brewed aromas, including Democracy, Amo Caffè & a buzzing Starbucks. And if you prefer walking to pick up your late-night take-out, Rymal Road is sprinkled with everything you could need or want around the corner from your front door!

The surrounding neighbourhood offers quick access to McMaster University, a prestigious and well-known institution for higher learning known for its health sciences programs. Only 25 minutes away from your future address, this esteemed academic hub nurtures intellectual curiosity and fosters a vibrant cultural scene.

Transportation options abound, seamlessly connecting residents to the wider region, including beautiful hiking options throughout the escarpment – the Rail Trail and the Bruce Trail being fan favourites! Additionally, efficient transit systems whisk individuals effortlessly through the city, providing access to all that Stoney Creek & Hamilton has to offer, including world-class sports, theatre and entertainment. And if you're in the mood to head to down Toronto, the Hamilton GO or 403 Highway can get you there and back when the inspiration sparks!



HAMILTON-STONEY CREEK MOUNTAIN

# Property Particulars

Upper Centennial Pkwy & Highgate Dr  
2-Storey, Attached Row House  
Lot Size: 20.06 x 84.57 Feet  
1,484 Interio Square Feet (636 Below Grade)  
3 Bedrooms  
2.5 Washrooms  
233 Square Foot Garage  
Built-In Garage | 1 x Space  
Private Drive | 1 x Space  
Fenced-In Yard  
Full (Unfinished) Basement with Walk-Out  
Annual Property Taxes: \$4,269 (2024)

## INCLUSIONS

Fridge  
Stove  
Dishwasher  
Microwave  
Samsung Wi-Fi Washer & Dryer (2021)  
All Electric Light Fixtures  
All Existing Window Coverings  
Central Vacuum with Attachments  
Outdoor Shed

## EXCLUSIONS

Electric Fireplace  
All TV's & Wall Mounts  
All Gym Equipment in Garage

# Home Mechanics & Operations

High-Efficiency Furnace (Owned - 13 Years)  
Central Air Conditioning (Owned - 13 Years)  
Hot Water Tank (Rented - Approx. \$26/Month)  
Asphalt Shingle Roof (4 Years)





## THE NEIGHBOURHOOD

# Neighbourhood Amenities

### RESTAURANTS & COCKTAILS

- A&W Canada
- Atami Sushi
- Desi By Nature
- Fuddu By Nature
- Green Palace
- Little Ceasars Pizza
- McDonald's
- Osmow's Shawarma
- Pane Fresco
- Popeyes Louisiana Kitchen
- Rymal Rd 11
- Scout Cafe Restaurant
- Shimlee's Shawarma
- Stacked Pancake & Breakfast House
- Subway
- Sunset Grill
- Symposium Cafe
- Taco Bell
- The Village Restaurant
- The Za Spot
- Tomala - The Portuguese Pit Shop
- Turtle Jack's
- Wendy's

### GROCERIES & LIBATIONS

- Desi Grocer
- Everyday Foodland
- Food Basics
- Fortinos
- FreshCo
- Metro
- No Frills
- Punjab International
- Samir Supermarket
- Sobeyes
- Starsky Fine Food
- Swadesh Supermarket
- Walmart Supercentre

### COFFEE & BAKERIES

- Azzuri Sport Club
- Coffee Culture Cafe & Eatery
- Country Style
- Incline Coffee Co
- Munchies Coffee House & Bakery
- Rooney's
- Scout Cafe Restaurant
- Second Cup Coffee
- Starbucks
- Tim Hortons
- Vintage Coffee Roasters

### PARKS & GREENSPACE

- Albion Estates Park
- Bellagio Park
- Clink Park
- Dofasco Park
- Felker Park
- Heritage Green Sports Park
- Maplewood Park
- White Deer Park

### FITNESS

- Anytime Fitness
- CrossFit Battlefield
- Crunch Fitness
- CSC Performance Coaching
- F45 Training
- Fit4Females
- Fit4Less
- FITT Forge
- GoodLife Fitness
- Hamilton Fitness Academy
- Just Train Fitness
- Orangetheory
- Stoke Strength and Conditioning
- The Gym On Fennell

### PRIVATE SCHOOLS

- Blyth Academy
- Bridge International School
- Cairn Christian School
- Glenn Arbour Academy
- Islamic school of Hamilton
- Literacy and Mathematics Academy

### PUBLIC SCHOOLS

- Gatestone P.S.
- Saltfleet P.S.

### FRENCH SCHOOLS

- Michelle Jean P.S.
- Sherwood P.S.

### WALKSCORE & TRANSIT

- 54 Walkscore
- 37 Transitscore
- 45 Bikescore

### COMMUTE TO UNION STATION

- 60 Minutes by Car
- 150 Minutes by Transit

### BUS LINES

- 43 Stone Church
- 44 Rymal



THE NEIGHBOURHOOD







ABOUT US

# Fox Marin

From the Junction to Riverdale, Little Italy to Yorkville, and all of the wonderful neighbourhoods in between – Fox Marin knows Toronto Real Estate.

We offer an exclusive and customized real estate experience to clientele in central and downtown Toronto.

Led by veteran Real Estate Brokers Ralph Fox and Kori Marin, the talented team at Fox Marin Associates brings a wealth of experience, integrity and compassion to the business.

Fox Marin's diverse background extends well beyond real estate.

This team of tenured resumes brings involvement in marketing, international business, branding, and design into the Fox Marin fold.

If you are interested in Toronto real-estate or looking to buy, sell, invest or lease a property, know that you have the right partner in your corner to look after you and your family every step of the way.

## *Customer-First Philosophy*

At Fox Marin, our focus is exactly where it should be – on our clients. In all of our interactions, it's the little things we do that matter the most, that in turn create trusting and rewarding relationships. We set ourselves apart by delivering a thoughtful and personalized customer experience that is unrivalled. At all times, we continually strive to ensure that our clients feel important and well looked after. At our core, our mission is to protect our clients' long-term best interest with every decision made and action taken.

More than this, the way we do business is constantly evolving. We're always adapting our approach to provide the most competitive and progressive methods that allow us to service clients at all different price points, from various circumstances and diverse backgrounds. We pride ourselves on working harder, and more effectively than everyone else regardless of the size of your transaction.

Whether you're a first-time homebuyer, seasoned investor or large-scale developer, our clients benefit from our high standards of integrity and customer experience.

It's Fox Marin's dedication to going above and beyond that gives every client the true advantage of buying, selling and investing in Toronto residential real estate.



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# Jessica Spillas

BROKER, VP OF SALES



From the moment that urban enthusiast Jessica Elizabeth Spillas first learned about Fox Marin's passionate approach to buying, selling and investing in Toronto Real Estate, she was hooked. As the Team's dedicated Home Buyer Specialist, Jessica has developed a broad base of experience, encompassing a wide range of property types and neighbourhoods both in and outside of the downtown core.

Known for her unparalleled professionalism, integrity and customer service, Jessica is an over-achiever with a keen ability to listen and genuinely understand client needs. Dedicating herself fully to the cause, Jessica will over-communicate and take the time to develop a strategic plan that will allow her clients to achieve their goals while benefiting both the long and term.

At her core, trust, education and client satisfaction are Jessica's utmost priority when working with buyers and sellers alike. Honest at all times, Jessica believes that being an objective third party to help clients rise above a challenging market is the best approach to deliver expert consultation and exceptional results.

Never afraid to admit if she does not have the answer to something, Jessica will seek out information while using her resourcefulness to empower her clients with the most accurate and comprehensive data so they can make an informed decision.

Initially starting her Real Estate career as the firm's multi-talented Business Development Manager - working behind the scenes on the entire Team's negotiations, marketing initiatives and data analysis, it is through this wealth of first-hand experience that now allows Jessica to help her own clients navigate through the nuances of Toronto's real estate market with confidence and context.

Get to know Jessica better, and you'll learn that her passionate, "go-getter" attitude doesn't apply just to her work. Indeed, it shines through everything she does: from her studies in Journalism and Communications or her tenure with a leading Architectural and Development firm located in Toronto's downtown core, and back down to the travel bug that has led her to explore some of the most vibrant & diverse cities around the world.

When she is not building listing presentations, developing pricing analysis', or keeping clients updated on the latest industry trends, you can find Jessica in the kitchen - creating her own recipes and hosting dinner parties; or, exploring the City of Toronto that she calls home with her husband and their furbaby Bowman - a Shiba Inu rescue who runs their world.

# Working with Fox Marin

OUR FM APPROACH



Fox Marin offers an exclusive and customized real estate experience to clientele in central and downtown Toronto. Working with us at FM means you're getting a best-in-class team to guide you every step of the way. As your real estate partners, we tailor the experience for your needs. Why? Because every transaction and every client is different. After all, a first-time homebuyer has distinctly different needs from a sophisticated investor. And, we get that.

The Fox Marin philosophy has always been to invest our time and resources where they belong: that being squarely on our clients, and to provide them with the best possible experience, guidance and value. The foundation of our business is based on the principle that if we continue to offer the highest possible level of customer service, then the business would take care of itself.

We truly believe our clients deserve the best possible representation. At Fox Marin, we are continually striving to up the ante. That's why we offer customized digital & print marketing, an in-house staging and design team, an on-site market analyst and expert knowledge on the macro & microeconomics of the Toronto real estate marketplace. Throughout the entire process, you can expect communication, transparency and responsiveness – all things that are paramount to our approach. And we'll have some fun along the way too!

Our collaborative team is made up of experts who come from a diverse set of backgrounds in real estate. We're a group that comes from entrepreneurship, business, marketing, contracting, staging and design. We have an in-depth knowledge of Toronto, its diverse neighbourhoods and best of all – we bring top-notch practices from other industries and our own local experience into the mix. Not to mention, we're all homeowners and investors ourselves. We know what it feels like to jump in with both feet!

When you work with the Toronto Real Estate Brokerage Fox Marin, you will have our entire team standing right behind you (and one step ahead of you) the entire time!

At Fox Marin, our focus is exactly where it should be – on our clients. In all of our interactions, it's the little things we do that matter the most, that in turn create trusting and long-term rewarding relationships. We set ourselves apart by delivering a thoughtful and personalized customer experience that is unrivalled. At all times, we continually strive to ensure that our clients feel important and well looked after. At our core, our mission is to protect our clients' long-term best interest with every decision made and action taken.



# FOX MARIN

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