

	3348 Hannibal Rd Burlington Ontario L7M 1R7 Burlington Palmer Halton			List: \$950,000 For: Sale		
	SPIS: N Taxes: \$1,869/2024		DOM: 0			
	Detached Link: Y Bungalow		Front On: S Acre:		Rms: 8 Bedrooms: 3 Washrooms: 2 1x4xMain, 1x3xBsmt	
	Lot: 32.5 x 130.36 Feet Irreg: Dir/Cross St: Lansdown Dr / Dillon Rd / Hannibal Rd Directions: Lansdown Dr / Dillon Rd / Hannibal Rd					
MLS#: W12320681 PIN#: 071690433 Possession Remarks: Flexible						
Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Year Built: 1974 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: \$434,000 / 2025 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:		Exterior: Vinyl Siding Gar/Gar Spcs: Attached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped Interior Feat: Water Heater Owned		Zoning: R4 Cable TV: A Hydro: A Gas: A Phone: A Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to Included In Sale Price: Oth Struct: Fence - Partial Survey Type: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	6.66	x 3.58	Vinyl Floor	
2	Living	Main	18.5	x 17.49	Large Window	Open Concept Vinyl Floor
3	Dining	Main	9.84	x 8.07	Open Concept	Vinyl Floor
4	Kitchen	Main	11.42	x 14.01	Breakfast Area	Vinyl Floor
5	Prim Bdrm	Main	11.42	x 13.48	Closet	Vinyl Floor Window
6	2nd Br	Main	9.84	x 13.48	Closet	Vinyl Floor Window
7	3rd Br	Main	11.42	x 9.32	Closet	Vinyl Floor W/O To Deck
8	Rec	Bsmt	20.83	x 27.59	Above Grade Window	Vinyl Floor
9	Utility	Bsmt	10.93	x 5.74		
10	Other	Bsmt	5.41	x 11.52		
Client Remks: Welcome to 3348 Hannibal Road a beautifully renovated home in Burlington's sought-after Palmer neighbourhood. This three bedroom, two bathroom property blends comfort, functionality, and versatility, making it an ideal fit for families, downsizers, or investors. Step into a bright, open-concept main floor featuring updated vinyl flooring, expansive windows, and a well-designed kitchen that flows effortlessly into the living and dining areas. The primary bedroom offers direct access to a private, tree-lined backyard perfect for quiet mornings or summer BBQs. Downstairs, the finished basement is a standout feature with above-grade windows, a spacious recreation room, full 3-piece bathroom, generous storage, and a separate front entrance offering exciting potential for an in-law suite, rental income, or private guest space. Recent upgrades include a new roof, electrical panel and HVAC system (2025). Additional features include an attached garage,private driveway, and a convenient location close to parks, schools, public transit, and community amenities. Inclusions: All light fixtures, window coverings, fridge, stove, clothes washer & dryer.						
Listing Contracted With: <u>Royal Lepage Real Estate Associates</u> Ph: 905-812-8123						