

# Ninth Ave | o2 Unit

## Conversion

Hamilton



**Property Type:** Detached Bungalow | 3+2 Bedrooms

### Project Overview:

Situated in the exclusive **Hampton Heights** neighborhood, this bungalow is undergoing a top-tier **duplex conversion**—transforming the previously **unfinished basement** into a fully legal **2-bedroom, 1-bathroom secondary suite**. With its separate entrance and complete renovation plan, this project strikes the perfect balance between style, function, and long-term investment value.

### Main Floor Features (Existing):

- 3 Bedrooms | Renovated open-concept layout
- New kitchen with **quartz countertops**, modern cabinetry, and tile backsplash
- Engineered hardwood floors and contemporary finish palette

### Basement Conversion Scope:

- Create a **2-bedroom, 1-bathroom legal unit** from an unfinished basement
- Add full kitchen, living area, and laundry space
- Install **new windows**, upgraded egress, pot lighting, and insulation per OBC standards
- Fire separation, soundproofing, and HVAC zoning for legal compliance

### Challenges Solved:

- Transformed a bare basement into a **fully livable, code-compliant apartment**
- Maintained the aesthetic and structural integrity of the main home

- Designed layout to optimize limited basement square footage for both comfort and compliance

**Investor Benefits:**

- Legal duplex in a desirable residential area—**ideal for families or young professionals**
- Additional rental income stream from the 2-bedroom basement unit
- No need for walkout construction—existing entry streamlined project and costs

**Current Status:**

Permit approved. Construction underway to complete the legal basement suite.