



# Joyce Byrne's Real Estate Team



Sutton Group Preferred  
Realty Inc., Brokerage

Independently owned and operated  
519-471-8888

*Delivering What Others Only Promise*

## Offered At... \$179,900

## 25 Scotchmere Crescent "White Oaks" MLS #: 559507



**Type:** Bungalow **Taxes:** \$2,373 (2014)  
**Lot Size:** 40 x 110.22x44.19x50.92 **Possession:** 60 Days (Flex)  
**Heat/Cool/Electrical:** Hi Efficient Gas Furnace & Central Air (2013), 100 amp Fuse Panel  
**Rental:** Furnace, Air (To be paid out on closing), Water Heater  
**Home Inspection, Survey & Property Disclosure Statement**



**Bedrooms:** 3  
**Bathrooms:** 1½  
**Parking:** Single Concrete Drive  
**Inclusions:** Fridge, Stove, Washer and Dryer, Central Vacuum, Light Fixtures, Shed and most Window Coverings

Located on quiet White Oaks crescent steps to St. Anthony's French Immersion School, Community Centre, mall shopping and city bus. Terrific family neighbourhood. Note lot size which is fully fenced. Concrete drive and sidewalk to large shed with concrete pad. Newer shingles, windows and doors. Freshly professionally painted on main floor. Eat-in spacious kitchen with easy access to driveway and yard. Finished laundry room and lots of storage in lower level plus family sized recreation room.  
**Priced to sell!**



\*Purchaser to verify all information



Joyce Byrne, Broker  
Sutton Group Preferred Realty Inc., Brokerage  
181 Commissioners Rd W • London ON Canada • N6J 1X9

joyce@homesforsaleinlondon.com

**(519) 471-8888**

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