



# 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... \$249,900

## 355 Emery Street East "Old South" MLS #: 560095



**Type:** 2 Storey  
**Lot Size:** 29 x 66  
**Built:** Circa 1920's  
**Heat/Cool/Electrical:** Ruud Hi Efficient Gas Furnace (2010),  
Newer Ducane Central Air & 100 amp Breaker Panel  
**Home Inspection, Survey & Property Disclosure Statement Available**

**Bedrooms:** 3  
**Bathrooms:** 2  
**Parking:** One car parking  
and single drive.  
**Inclusions:** Fridge, Stove,  
Washer, Dryer, Dishwasher  
& Microwave  
**Exclusions:** Mailbox

Welcome to Old South! Priced to Sell! Close to Wortley Village shops, city bus, Thames Park, schools and downtown. Updated and upgraded with charm and character maintained! Lovely front porch and newer deck, patio, shed, fence and sod to enjoy an oasis like backyard this summer. Newer shingles, windows (except living room), side door and French doors off dining room to backyard. Open concept main floor with gas fireplace and newer kitchen with 4 appliances. Lovely hardwood floors, crown moulding and natural trim! 3 nice sized bedrooms and 2 newer updated baths. Lower level professionally finished into great recreation room for the kids (needs a ceiling). Furnace and humidifier replaced in 2010. Newer central air plus 100 amp breaker panel. Energy Audit completed too.  
**Hurry - this one will not last.**



\*Purchaser to verify all information



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