



Delivering What Others Only Promise

Joyce Byrne's
Real Estate Team
Sutton Sutton Group Preferred
Realty Inc., Brokerage
Independently owned and operated
519-471-8888

Offered At... \$229,900

1180 Farnsborough Crescent
"Huron Heights" MLS #: 561225



Type: Ranch **Possession:** 60 Days (Flex)
Lot Size: 62 x 135 **Taxes:** \$2,721 (2014) **Age:** 55 yrs
Heat/Cool/Electrical: Newer Hi Efficient Gas Furnace (2011), Central Air,
100 Amp Breaker panel.
Rental Items: Water Heater
Home Inspection and Property Disclosure Statement Available

Bedrooms: 3
Bathrooms: 1.5
Parking: Long Private Driveway & Carport.
Inclusions: Dishwasher, Washer, Dryer, OTR Microwave, Window Coverings, TV Mounts & Shelves in Bedrooms.
Exclusion: Sandbox

Move in condition with little to do but relax on the backyard deck! Offers ample parking in private drive! Note lot size & it's fenced with cute garden shed & second storage shed. Newer windows & driveway asphalt (2014). Sandpoint well to water grass & gardens free! Newly professionally refinished hardwood on main. Freshly painted throughout. White kitchen installed (2011) & both baths redone. Main floor 3rd bedroom could be perfect den. Nice 4 season sunroom has new electric baseboards, also could be dining room, office or family room. Newly finished lower level (2014) with huge rec room that's perfect for home theatre and family times. Furnace new 2011 & central air serviced 2014.
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

Canada's Largest Real Estate Website
www.homesforsaleinlondon.com