



AREA: Sir Adam Beck
TYPE: Apartment Condo
AGE: 27 Years approximately
POSSESSION: 90 Days (Flex)
TAXES: \$4,969 (2017)
CONDO FEES: \$1,280.39 month
INCLUDES: See Below
PROPERTY MANAGER:
 Larlyn: 519-690-0600
HEAT & COOL: Heat Pump & Central Air.
RENTAL ITEMS: None
BEDROOMS: 2
BATHROOMS: 2 Full Baths
PARKING: Two secured, heated underground spaces
INCLUSIONS: Built in Fridge, Microwave, Oven, Stove Top and Dishwasher; Washer, Dryer, Garburator, Window Coverings , 2 Motorized Awnings.



250 Sydenham Street Suite 102, London, ON

\$439,900 MLS: 603611

Main floor 1,850 sq.ft. suite at prestigious Sir Adam Beck located in the heart of Old North on a fabulous treed property walking distance to grocery store, Richmond Row dining, theatres, shops, etc. Gorgeous building offers new secure entry to luxury foyer. Double oak doors lead to the suite's marble floored open concept foyer which continues to the spacious dining & living rooms with hardwood floors & gas fireplace. Eat-in kitchen has quartz counter tops, new appliances, ample cupboard/counter space & a built-in china cabinet - traffic flows to a 400 sq. ft walled terrace. Master wing boasts of a walk-in closet, 5 pc ensuite, Double French doors to the den with garden doors to the terrace. 9' ceilings throughout. Large laundry/storage room.

The pictures tell the story! I guarantee you will be impressed!



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 Broker
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HOME INSPECTION AVAILABLE.

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LIST OF AMENITIES

The Condo Fee of \$1280.39 include Concierge, Controlled Entry, Heated Indoor Salt Water Pool, Sauna, Library, Billiard Room, Updated Gym, Wine Cellar, Car Wash Bay, 2 Underground Heated Parking Spots, Elevators, Outdoor Entertainment Area off Library/Gathering Room, Storage Locker, Window Cleaning, Water; Hydro excluded.

This is a pet free building

SUITE UPDATES:

- Three quarter inch Hardwood in living/dining room, kitchen, both bedrooms and walk in closets.
- Built in Stainless Steel Microwave, Oven and Dishwasher.
- Patio and Garden Doors replaced August 2016

