



**AREA:** South River  
**TYPE:** Residential Attached Condo  
**AGE:** 20 Years approximately  
**POSSESSION:** 60 Days Flexible  
**TAXES:** \$2,929 (2016)  
**CONDO FEES:** 236.17month  
**INCLUDES:** Management, Insurance, Ground & Exterior Maintenance.  
**PROPERTY MANAGER:**  
 Range Management : 519-652-3009  
**HEAT/COOL:** Forced Air Gas Furnace and Central Air.  
**RENTAL ITEM:** Water Heater  
**BEDROOMS:** 2  
**BATHROOMS:** 3  
**PARKING:** Single Attached Garage with Inside Entry, Interlocking Drive & Auto Door Opener & Control.  
**INCLUSIONS:** Samsung Dishwasher



# 861 Shelborne Street, Unit 31, London, ON

\$259,900 MLS: 603971

Desirable and quiet complex close to 401, grocery and mall shops. Immaculate and spacious 2 bedroom, 3 bath open concept with pillared great room floor plan. New easy care laminate and baseboards on main. Updated white kitchen with newer counters, glass backsplash, sink and counter extension. Pantry also roughed in for main floor laundry. Spacious Master with his and her closets. Main floor baths updated in grey tones. Family room in lower boasts laminate floors and cozy gas fireplace with room for whole family. Den in lower level makes great guest suite. Furnace & water heater well maintained on monthly plan. Lovely newer sundeck off main floor with metal spindles. Truly move in condition and PRICED TO SELL.



Joyce Byrne  
 Broker  
 joyce@homesforsaleinlondon.com  
 519-471-8888



FOR MORE INFO GO TO CANADA'S MOST COMPLETE WEBSITE: [www.homesforsaleinlondon.com](http://www.homesforsaleinlondon.com)



Sutton Group Preferred Realty  
 181 Commissioners Road West  
 London ON, Canada 519-471-8888

The information contained herein has been obtained through sources deemed reliable by cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.