



**AREA:** The 18<sup>th</sup> at East Park  
**TYPE:** 1 Floor Condo  
**AGE:** 23 Years approximately  
**POSSESSION:** 30 - 60 Days (Flex)  
**TAXES:** \$ \$2,462.40 (2017)  
**CONDO FEES:** \$245 month  
**INCLUDES:** Management, Insurance, Ground & Most Exterior Maintenance  
**PROPERTY MANAGER:**  
 Condo Plus: 519-649-0233  
**HEAT/COOL/ELECTRICAL:** Gas Furnace & Central Air (2009). 100 Amp Breaker Panel  
**RENTAL ITEM:** Water Heater  
**BEDROOMS:** 3  
**BATHROOMS:** 2  
**PARKING:** Single Attached Garage and Private Drive  
**INCLUSIONS:** 2 Fridges, Stove, Dishwasher, Washer, Dryer, OTR Microwave, Freezer, Window Coverings & Auto Door Opener & remote



# 1241 Hamilton Road, Unit 62, London, ON

\$239,900

MLS: 117553

Don't miss this step saver located in small private enclave backing onto East Park Golf Course! Where can you get this kind of value in a one level condo with fees this low? This home backs onto greenspace and boasts a sundeck, patio and walkout lower level with southern exposure. Neutral colours, sunny windows, newer light fixtures plus updates to kitchen and new main floor bath with soaker tub! Gas fireplace with built-ins in the great room and patio doors to deck from dinette. The lower level is perfect for guests with a 3rd bedroom, full bath and large family room boasting doors to patio with a garden and southern view onto greenspace! Would also work well as an in-law suite. Complete with 6 newer appliances plus central vac! **Move in and Enjoy.**

**HOME INSPECTION AVAILABLE.**

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



Joyce Byrne  
 Broker  
[joyce@homesforsaleinlondon.com](mailto:joyce@homesforsaleinlondon.com)  
 519-471-8888



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.