

# 330 Ridout Street N, Unit 2402, London, ON

**\$779,900 - The Renaissance II - MLS: 126269**

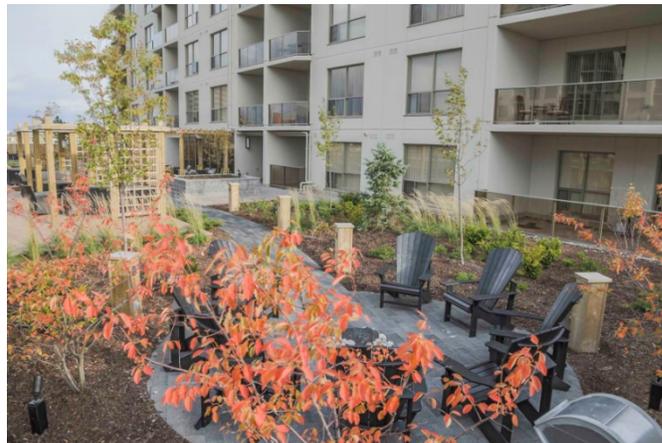
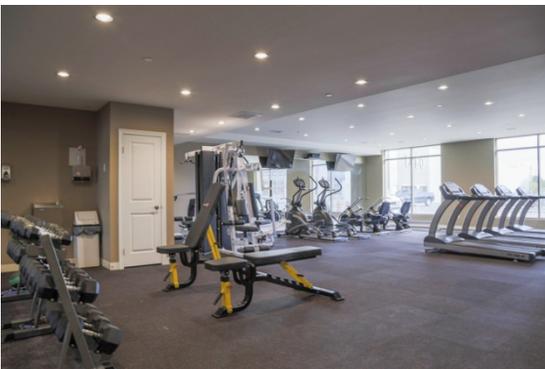
## FEATURES AND HIGHLIGHTS

- One of a Kind Custom Floor Plan
- 2071 square feet
- 688 square foot Wrap Around Terrace
- 75 square foot separate balcony off Master
- Surround Sound Audio System
- Custom Lighting Fixtures (\$3000)
- Soaring Ceilings (11'6") with extensive Crown Moulding
- Designer Window Coverings for Floor to Ceiling Windows (\$4000)
- Oak Hardwood Flooring and Ceramic Tile throughout
- Granite Counter Tops
- Open Concept Kitchen, Dining and Living Rooms
- Custom Gourmet Verbeek Kitchen with Upgraded to the Ceiling Cabinetry
- Imported Kitchen Backsplash
- Upgraded Walk In Pantry (9 by 6) could be Storage or Office
- Media Room with Sound Proof Floor
- Custom Terrace French Doors with Phantom Screens from main living area leading to tiled Terrace.
- Floor to Ceiling Fireplace with Stone Accents
- County Heritage Custom Closet in Master and Foyer
- Double Doored Master with Separate Balcony
- Heated Floor and Towel Rack in En suite
- Air Jet Soaker Tub
- Full Sized Laundry Room
- 3 Separate Heat/Cool Zones
- 2 Owned Parking Spots located right outside entrance to garage door #22 and #23 on UG (\$40,000 value!)
- Heating, Air, Hot Water and amenities included in Condo Fees of only \$516.03 month
- Storage Locker (\$5,000 value)
- Possession flexible
- Taxes \$7,326 (2017)



## BUILDING FEATURES AND HIGHLIGHTS

- Genipad Internet Communication System for Residents
- Full Service Gym on Lower Level
- Movie Room complete with Theatre Style Seating on Lower Level
- Party Room on Main Level (7th floor) with Kitchen, Dining Room, Pool Table, Bar, Washroom and Sitting Area, all with access to outside Entertainment Areas.
- 2 Guest Suites only \$75 a night
- Rogers and Bell Internet
- Pet Friendly (2 dogs per unit)
- Bike Cage on P4 with Security Cameras
- Extensive outside Entertainment Terrace Area with Gardens, Patios, Fireplace, Gazebos, Putting Green and Community BBQ.
- Double Foyers
- In House Building Manager
- Walking Distance to Restaurants, Bars, Budweiser Gardens, Market Shops, City Centre Mall, LCBO, Banking, Copps Hardware, Museum, Grand Theatre and Harris, Ivey and Thames Park and Trails!!



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HOME INSPECTION AVAILABLE.

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