



Joyce Byrne's Real Estate Team



Sutton Group Preferred
Realty Inc., Brokerage

Independently owned and operated

"Moving You Into Your Future"

Offered At... \$149,900

25 Erica Crescent, Unit 1 MLS #: 539146



Type: Townhouse Condo **Age:** 25 years
Possession: 90 Days Flex **Taxes:** \$1,788 (2013)
Condo Fees: \$259 per month
Includes: Management, Exterior Insurance, Exterior & Ground Maintenance
Property Manager: Canlight – 905-625-1522
Heat/Cool/Electrical: Forced Air Gas Furnace, Central Air & 100 Amp Breaker Panel
Rental Item: Water Heater
Home Inspection & Property Disclosure Statement Available



Bedrooms: 3
Bathrooms: 1½
Parking: Private Drive for 2 cars & Carport
Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Window Coverings & Light Fixtures.

Conveniently located steps to city bus, schools & White Oaks Mall! Close to Hwy 401. Situated at entrance to complex. Completely renovated! No carpet anywhere. Lovely dark laminate throughout. Attractive faux fireplace focal point in pillared living room. Beautiful new kitchen with built-in cabinetry in dining area. 2 updated bathrooms both with sunny windows. 3 nice sized bedrooms on 2nd floor. Home theatre in lower level can accommodate large sectional couch! Neutral décor. Newer windows & shingles too! Conveniently located across from visitors parking.
Move in ready!



*Purchaser to verify all information

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www.homesforsaleinlondon.com