



Joyce Byrne's Real Estate Team



Sutton Group Preferred
Realty Inc., Brokerage

Independently owned and operated
519-471-8888

Delivering What Others Only Promise

Offered At... \$106,900

38 Arbour Glen Crescent "Sweetbriar" MLS #: 555645



Type: Townhouse Style **Age:** 52 years
Possession: 60 Days (Flex) **Taxes:** \$1,327 (2014)
Condo Fees: \$245.08 per month
Includes: Exterior Maintenance, Ground Maintenance, Water, Insurance, Management & Outdoor Pool
Property Manager: Larlyn, 519-690-0600
Heat/Cool/Electric: Newer Efficient Carrier Gas Furnace, Central Air (New July 2013) & 200 Amp Breaker Panel



Bedrooms: 2
Bathrooms: 2½
Parking: One Car Parking Nearby
Inclusions: Dishwasher, Window Coverings & Light Fixtures

Situated nearby to city bus, Thames Trails, grocery, drug & hardware stores, schools, parkland, gym, Masonville Mall & more! Located at rear of complex, this sought after end unit has a lovely flower filled private patio area for summer bbq's. The owner has opened up the main floor plan & altered the upstairs. Both levels now have laminate floors & newer trim! There are solid core 800 series doors & an abundance of pot lights. Freshly decorated plus newer windows, patio, front and screen doors. The open concept living/dining room enjoys sunny windows too. The kitchen can be eat in or you can rework this area to your own preference. All 3 baths are new or updated. 2 lovely large bedrooms upstairs each with their own ensuite & ample closets. **You will be delightfully surprised!**



*Purchaser to verify all information

(519) 471-8888



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