

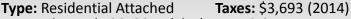
Joyce Byrne's Real Estate Team

Sutton Group Preferred Realty Inc., Brokerage

Independently owned and operated 519-471-8888

Offered At...\$389,900

765 Killarney Road, Unit 45 "Cedarhollow" MLS #: 555366



Possession: July 06, 2015 (Flex) Age: 2½ Condo Fees: \$255 per mth March 01, 2015

Includes: Exterior Insurance, Management, Some Exterior

Maintenance, Ground Maintenance

Property Manager: Arnsby P: 519-455-6080

Heat/Cool/Electrical: Hi Efficient Gas Furnace, Central Air, 100 Amp

Panel & HRV (Lifebreath)
Rental Item: Water Heater

Home Inspection & Seller Property Information Statement Available

Bedrooms: 3
Bathrooms: 3

Parking: Double Drive &
Double Attached Garage
Inclusions: Auto Door
Openers, Window Coverings,
Microwave, Dishwasher,
Electric Fireplace & Awning
Exclusions: Cabinet in Front
Bedroom, Rods & Drapes in
Living & Dining Rooms,
Window Coverings on lower





Situated at back of complex with beautiful view of river, trees and connection to trails! This end unit enjoys a double garage plus it is close to visitors parking. The walkout has access to patio area or you can b.b.g. off the deck which is accessible from the kitchen and benefits from an electronic awning. Light hardwood and ceramic on main floor. Over 40 K's in upgrades! Maple kitchen with double pantry, pot drawer, high density counters and large luncheon counter. Convenient main floor laundry. Ensuite and walk-in for master. Fully finished lower level with bedroom, bath, hobby room and large family room! Energy efficient fixtures and elegant finishing's.

Rare offering in north end!







J S

Joyce Byrne, Broker Sutton Group Preferred Realty Inc., Brokerage

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*Purchaser to verify all information (519) 471-8888

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