



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... \$249,900

1117 Donnybrook Drive "Dorchester" MLS #: 561724



Type: Ranch **Possession:** 30 Days (Flex) **Age:** 54 yrs
Taxes: \$2,823.17 (2014) **Lot Size:** 85 x 871.20 (1.7 Acres)
Heat/Cool/Electrical/Water/Septic: Hi Efficient Gas Furnace (2001), 100 Amp Breaker Panel (2011), Sump Pump & Back Up System (2011), 73' Drilled Well, Concrete Septic Tank (pumped 2007) & Owned Water Heater
Home Inspection and Property Disclosure Statement Available



Bedrooms: 3
Bathrooms: 1
Parking: Paved Double Drive & 2 Car Attached Garage with Inside Entry
Inclusions: Fridge & Stove in "as is" condition, Window Coverings & 35'x24' Drive Shed.

Located minutes to Dorchester, Hwy 401 and London! Tranquil rural setting on almost 2 acres. Terrific southern exposure with view of treed backyard off sundeck. Updates to windows, doors, shingles and sump pump. Drilled well and concrete septic tank. Large sunny windows in living room. Newer full bath on main. Lower level has large L-shaped family room that just needs flooring to complete. Laundry room has gas hookup for dryer and lots of storage. Drive shed would make a great shop. Double garage so no more cleaning off the cars in the winter. **Priced to Sell!**



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



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