



MLS# #: 570780	Major Area: LN
Price: \$214,900	District: S
Status: Active	Sub-Dist: D
	Prop Is: For Sale Only
Legal Descr.: PLAN 650, LOT 4	
Address: 221 TROWBRIDGE AV	
City: LONDON, N6J 3M2	
Sd/Rd: West	
Near: SPRINGBANK	
Nearest Town: N/A	
Prop known as: KENSAL PARK	
Prop. Size: 60X132	Zoning: RES
Acreeage: Less Than 1 Acre	Taxes: \$2572 (2015)
Possession: 15 FLEX	

Internet Remarks

Perfect starter! Nestled in ultra private setting with majestic fir trees, no neighbours in back & a lovely park at end of street. Watch the deers graze behind your home. Steps to bus, close to Thames Trails & downtown. Walk to mall shopping & restaurants. This all brick bungalow boasts newer windows & exterior doors on main plus architectural style shingles & lots of parking. Deluxe full height custom shed large enough for your motorbike! (\$2,900). Warm hardwood in living room & bedrooms, newer flooring in kitchen & bath is just the beginning. Enjoy meals in updated kitchen with loads of cupboards & counter space or dinner in dining area. 3 beds on main plus updated family bath. Lower level professionally finished with family sized rec room with bamboo floors & newer bath! Hobby room & laundry too. The furnace and air were replaced in 2013. Note: 2 sheds.

Directions

Type: Residential	Heating / AC: Energy Efficient, Forced Air, Central Air	Water: Municipal
Type of Dwelling: Bungalow	Fuel: Gas	Sewer: Sewer
Parking: Private Drive	Flooring: Hardwood, See Remarks	Indoor Features: Fridge/Stove, Washer/Dryer, Dishwasher
Exterior: Brick	Fireplace 1:	Site Influences: Treed Lot, Landscaped, Fence, Patio(S), See Remarks
Foundation:	Fireplace 2:	Outdoor Features: Storage Shed
Basement: Full	Rental Equipm.: Water Heater	
Basement Dev: Fully Finished		
# of Rooms: 7	Ensuite: No	Handicap: No
Bedrooms: 3	Age: 63*	Solicit Seller: No
Bathrooms: 2 \	SPIS: No	Energy Star Cert: No
# of RI Bathrms:		Special Conditions: Y
		Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	FO		L	RR	21.8x18.0
M	LD	17.01x11.7	L	HR	19.5x9.6
M	KI	13.2x10.2	L	LA	
M	MB	12.5x10.5	L	WS	
M	BR	10.2x9.4	M	B4	
M	BR	9.4x8.2	L	B3	

Improvements: **0**

Listing Office: **SUTTON GROUP PREFERRED REALTY INC.(1), :
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED**



Compliments of: **JOYCE BYRNE, Broker: 519-471-8888**
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