



TYPE: Bungalow
TAXES: \$2,453 (2015)
POSSESSION: 15 Days
HEAT/COOL/ELECTRIC: Hi-Efficient
Gas Furnace & Central Air (2010)
(Serviced Recently). 100 Amp
Breaker Panel.
BEDROOMS: 2
BATHROOMS: 1
PARKING: Single, Private Drive
INCLUSIONS: Fridge, Stove & Shed



48 Lambeth Avenue

\$189,900 MLS 581200

Priced to Sell! Perfect brick starter home with updates completed. Private drive & attractive easy care backyard. Quiet tree lined avenue. Newer windows, shingles & rear door. Weeping tile replaced plus new sidewalk & concrete patio. Natural trim and original hardware maintained plus light sconces. Gas fireplace in living room. Hardwood on main. Note Master Bedroom size! Updated bath & oak kitchen. Formal dining room. Basement painted & ready for your finishing touches. Furnace & Air new 2010 & maintained yearly under maintenance plan. Chimney cap & flashing done plus eavestroughs replaced. 100 amp breaker panel. Repainted thru most of property so just move in & have a summer B.B.Q.

HOME INSPECTION and PROPERTY DISCLOSURE STATEMENT AVAILABLE

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