



AREA: North Westminster Ponds
TYPE: 4 Level Side Split
TAXES: \$3,058 (2015)
AGE: Built in 1966
LOT SIZE: 55x150x65.17x150
(See Survey)
POSSESSION: 30 Days Flex
HEAT/COOL/ELECTRIC: Newer
Forced Air Gas Furnace & Central
Air. 100 Amp Fuse Panel
BEDROOMS: 3 +1
BATHROOMS: 2
PARKING: Long Private Drive to
Oversized Double
Garage ...Perfect Workshop
INCLUSIONS: Fridge, Stove,
Washer, Dryer, Window Coverings,
2 Awnings, Kitchen Shelf, Auto
Door Openers (2).



85 Ebury Crescent, London ON

\$269,900 MLS 586198

Located in sought after North Westminster Ponds on ultra quiet Crescent BACKING ONTO CONSERVATION AREA! Permanent greenspace behind. with access gate to ravine with over 400 acres of Conservation including 3 large ponds! Close to schools, city bus, strip mall shopping, Hwy 401 & White Oaks Mall. Parkette located a few doors away! Spacious 4 levels finished. Treed view from living room picture window. Patio door to raised concrete porch overlooking conservation right from the eat-in kitchen. Updated bath & 3 good sized bedrooms with hardwood floors. Family sized recreation room with wetbar or kitchenette area. The 4th level is perfect for teens, playroom, hobbies or in home daycare! Huge cold cellar area or storage room. Walkout from 3rd level to backyard makes it a perfect for in-law setup or roommates.

SURVEY & HOME INSPECTION AVAILABLE

FOR MORE INFO GO TO CANADA'S MOST COMPLETE WEBSITE: www.homesforsaleinlondon.com



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