



AREA: South River
TYPE: Residential Attached Condo
AGE: 20 Years approximately
POSSESSION: 60 Days Flexible
TAXES: \$2,929 (2016)
CONDO FEES: 236.17/month
INCLUDES: Management, Insurance, Ground & Exterior Maintenance.
PROPERTY MANAGER:
 Range Management : 519-652-3009
HEAT/COOL: Forced Air Gas Furnace and Central Air.
RENTAL ITEM: Water Heater
BEDROOMS: 2
BATHROOMS: 3
PARKING: Single Attached Garage with Inside Entry, Interlocking Drive & Auto Door Opener & Control.
INCLUSIONS: Samsung Dishwasher



861 Shelborne Street, Unit 31, London, ON

\$259,900 MLS: 603971

Desirable and quiet complex close to 401, grocery and mall shops. Immaculate and spacious 2 bedroom, 3 bath open concept with pillared great room floor plan. New easy care laminate and baseboards on main. Updated white kitchen with newer counters, glass backsplash, sink and counter extension. Pantry also roughed in for main floor laundry. Spacious Master with his and her closets. Main floor baths updated in grey tones. Family room in lower boasts laminate floors and cozy gas fireplace with room for whole family. Den in lower level makes great guest suite. Furnace & water heater well maintained on monthly plan. Lovely newer sundeck off main floor with metal spindles. Truly move in condition and PRICED TO SELL.



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