



**AREA:** Bellwood Park  
**TYPE:** Ranch  
**AGE:** 29 Years  
**POSSESSION:** 90 Days(Flex)  
**TAXES:** \$3,106 (2016)  
**HEAT/COOL/ELECTRICAL:** Newer Carrier Hi Efficient Gas Furnace & Central Air, 100 Amp Breaker Panel, Programmable Thermostat  
**RENTAL ITEM:** Water Heater  
**BEDROOMS:** 3 + 1  
**BATHROOMS:** 2  
**PARKING:** Double Paved Drive & Attached Single Car Garage with Auto Door Opener & Controls.  
**INCLUSIONS:** OTR Microwave, Washer & Dryer in Lower Level, Window Coverings & Light Fixtures  
**EXCLUSIONS:** T.V. Mount in Rec Room.



## 102 Benedict Court, London, ON

\$279,900                      MLS: 606941

Rare Offering of 1 floor situated on ultra private lot on quiet court with lovely gardens & decking with no neighbours on 2 sides! Minutes to every kind of shopping, community centre, college and major transportation! This step saver boasts both an eat-in kitchen and formal dining room. Easy access from kitchen to backyard for summer B.B.Q.'s. Walkout lower level makes this a terrific opportunity for in-laws or roommates. Fully finished lower level offers recreation room with cozy gas fire place, 2<sup>nd</sup> full bath, den or 4<sup>th</sup> bedroom 2<sup>nd</sup> laundry area & storage could be 2<sup>nd</sup> kitchen. Main floor has 3 rooms of hardwood with ceramic in foyer and kitchen for easy care. Note newer furnace & air.



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**HOME INSPECTION & PROPERTY DISCLOSURE AVAILABLE.**

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