



AREA: Cleardale
TYPE: 2 Storey Attached Condo
AGE: 42 Years approximately
POSSESSION: Immediate (Flex)
TAXES: \$1,537.30 for 2017
CONDO FEES: \$300 month
INCLUDES: Management, Insurance, Windows, Ground & Exterior Maintenance & Water
PROPERTY MANAGER:
High Point: 226-663-7779
HEAT/COOL/ELECTRICAL: Baseboard Electric, 200 Amp Breaker Panel
RENTAL ITEM: Gas Water Heater
BEDROOMS: 3
BATHROOMS: 4 piece on 2nd, 2 piece on main
PARKING: #37 - just outside front door
INCLUSIONS: Fridge, Stove, Dishwasher, Washer, Dryer



474 Southdale Road E, Unit 37, London, ON

\$179,900 MLS: 148571

Move in Condition! Live in or Rent Out.

Located in family friendly neighbourhood in south London, in Cleardale, close to White Oaks Mall, city bus and schools. This end unit is steps to designated parking and offers a very private walled courtyard for summer entertaining off the family room.

This sunny spacious condo boasts lots of space with a formal dining room with pass thru to the living room creating an open concept feeling. The lower level has 2 separate rooms plus storage and laundry. Updated with newer shingles, windows, laminate flooring and carpets. Freshly professionally painted with upgrades to the kitchen and bathrooms. Condo fees also include WATER!! This mature complex boasts treed grounds, good visitors parking and proximity to all amenities!

HOME INSPECTION & PROPERTY DISCLOSURE AVAILABLE

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



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