



MLS® #: 547444	Major Area: LN
Price: \$99,900	District: E
Status: Active	Sub-Dist: K
	Prop Is: For Sale Only
Legal Descr.: PLAN 178, PT. LT. 21 N/S S	
Address: 506 SOUTH ST	
City: LONDON, N6B 1C3	
Sd/Rd: North	
Near: MAITLAND	
Nearest Town: NA	
Prop. Size: 41 X 196.33	Zoning: RES
Acreage: Less Than 1 Acre	Taxes: \$1795 (2013)
Possession: 30 DAYS	

Internet Remarks Located in up & coming Soho. Close to city bus, downtown, playgrounds, parkland, trails of the Thames, schools & more! Parklike lot w/ trees, privacy, large sundeck & a covered front porch. Nwr asphalt driveway with 2 car parking. Large garden shed is on a concrete pad! This aluminum sided step saving one floor is perfect for the single buyer, a couple starting out or winding down or family with a teen. Most windows & all doors have been replaced. Shingles were replaced in 2008 & the furnace & air in 2007! Eat in kitchen offers a compact meal preparation area & patio doors to your large sundeck. There is a formal DR which can easily be converted back into a 2nd bedroom or use it as an office. LL has a large FR with a 2nd wood fireplace & bar area. The basement has a workshop & laundry area. The entire home has been professionally repainted incl. the ceilings, closets, trim & kitchen cupboards. This home is carpet free for easy care. Move in condition + PRICED TO SELL!

Directions

Type: Residential	Heating / AC: Energy Efficient, Forced Air, Central Air	Water: Municipal
Type of Dwelling: Bungalow	Fuel: Gas	Sewer: Sewer
Parking: Private Drive	Flooring: Laminate, Lino/Vinyl	Indoor Features: Fridge/Stove, Dryer
Exterior: Aluminum	Fireplace 1: Natural Wood Fuel	Site Influences: Treed Lot, Landscaped, Sundeck(S), Playgrnd Nearby, Shopping Nearby
Foundation:	Fireplace 2: Natural Wood Fuel	Outdoor Features: Storage Shed
Basement: Part	Rental Equipm.: Water Heater	
Basement Dev: Fully Finished		
# of Rooms: 5	Ensuite: No	Handicap: No
Bedrooms: 2	Age: OL	Solicit Seller: No
Bathrooms: 1 \	SPIS: No	Energy Star Cert: No
# of RI Bathrms:		Special Conditions: Y
		Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	LF	15.5x13.2	L	RR	22.3x10.8
M	BR	11.0x9.01	L	LA	10.7x9.7
M	KI	11.0x10.0	L	ST	10.2x10.0
M	MB	14.5x9.7	M	B4	

Improvements: **0**

Listing Office: **SUTTON GROUP PREFERRED REALTY INC.(1),** :
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

	Compliments of: JOYCE BYRNE, Broker: 519-471-8888	
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	Company Name: SUTTON GROUP PREFERRED REALTY INC.(1), BROKERAGE, INDEPENDENTLY OWNED AND OPERATED: 519-438-2222	