



Joyce Byrne's Real Estate Team



Sutton Group Preferred
Realty Inc., Brokerage

Independently owned and operated
519-471-8888

Delivering What Others Only Promise

Offered At... \$179,900

853 Princess Avenue "Old East Village" MLS #: 545047



Type: 1¼ Storey
Possession: 60 days
Lot Size: See Survey on MLS or See our Homebook at the house
Taxes: \$1,952 (13)
Age: Built in 1906
Heat/Cool/Electrical: High Efficient Gas Furnace & Central Air (2007), Updated Breaker Panel
Home Inspection, Property Disclosure Statement and Survey Available



Bedrooms: 3
Bathrooms: 2
Parking: Double Detached Garage with stairs to loft. Parking for 3 or 4 cars beside this building.
Inclusions: Dishwasher, window coverings, and light fixtures.
Exclusions: Bug ornaments on back wall.

Welcome to Old East Village! Trendy and growing in popularity this area is close to city bus to UWO, Fanshawe College and downtown. Walk to shops and boutiques. Real sense of community. **Unique property** with access to **21'x25' workshop/garage** with loft with hydro. Also included is a **yard behind neighbouring house** that's perfect for entertaining or garden area. Driveway shared with one neighbour to the east only. Covered front porch. Den on main at rear of house also perfect mudroom, future laundry or butlers pantry. Formal living and dining room with natural woodwork! Eat in kitchen. Bath on both levels. Master at front of house on 2nd floor. Full unfinished lower level. Updates to shingles, windows, furnace, air, wiring, panel, loft, electrical to garage, some flooring, and more. Priced to sell.



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*Purchaser to verify all information
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