



*Delivering What Others Only Promise*

**Joyce Byrne's**  
**Real Estate Team**  
**Sutton** Sutton Group Preferred  
Realty Inc., Brokerage  
Independently owned and operated  
519-471-8888

**Offered At... \$389,900**

**765 Killarney Road, Unit 45**  
**"Cedarhollow" MLS #: 555366**



**Type:** Residential Attached      **Taxes:** \$3,693 (2014)  
**Possession:** July 06, 2015 (Flex)      **Age:** 2½  
**Condo Fees:** \$255 per mth March 01, 2015  
**Includes:** Exterior Insurance, Management, Some Exterior  
Maintenance, Ground Maintenance  
**Property Manager:** Arnsby P: 519-455-6080  
**Heat/Cool/Electrical:** Hi Efficient Gas Furnace, Central Air, 100 Amp  
Panel & HRV (Lifebreath)  
**Rental Item:** Water Heater  
**Home Inspection & Seller Property Information Statement Available**

**Bedrooms:** 3  
**Bathrooms:** 3  
**Parking:** Double Drive &  
Double Attached Garage  
**Inclusions:** Auto Door  
Openers, Window Coverings,  
Microwave, Dishwasher,  
Electric Fireplace & Awning  
**Exclusions:** Cabinet in Front  
Bedroom, Rods & Drapes in  
Living & Dining Rooms,  
Window Coverings on lower  
level Patio Door.

Situated at back of complex with beautiful view of river, trees and connection to trails! This end unit enjoys a double garage plus it is close to visitors parking. The walkout has access to patio area or you can b.b.q. off the deck which is accessible from the kitchen and benefits from an electronic awning. Light hardwood and ceramic on main floor. Over 40 K's in upgrades! Maple kitchen with double pantry, pot drawer, high density counters and large luncheon counter. Convenient main floor laundry. Ensuite and walk-in for master. Fully finished lower level with bedroom, bath, hobby room and large family room! Energy efficient fixtures and elegant finishing's.

**Rare offering in north end!**



\*Purchaser to verify all information  
**(519) 471-8888**

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