



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... \$389,900

784 Hellmuth Avenue "Old North" MLS #: 5558957



Type: 1¾ Storey **Possession:** 60 Days Flex
Lot Size: 37 x 144 **Taxes:** \$5,430 (2014)
Heat/Cool/Electrical: Boiler, New as of Oct 2000. AC Unit in Family Room & Recreation Room, 100 Amp Panel.
Rental Items: 2 Water Heaters
Home Inspection and Property Disclosure Statement Available

Bedrooms: 3+1
Bathrooms: 3
Parking: 2 Car Garage (one half workshop) with Hydro plus 2 Car Parking
Inclusions: Stove & Dishwasher & 5 Appliances in Apartment.
Exclusions: Phone, Light Fixture & Tea Cup Holder in Dining Room, Mirror in Upper Staircase & Stained Glass in Basement Staircase.

Situated on one of Old North's nicest tree lined avenues in Heritage Designated area –Bishop Hellmuth. Lovely front porch and yellow brick curb appeal. 2 car garage off lane from St. James. Oasis like backyard with 3 tiered pond, extensive interlocking patio and walkway plus gazebo! Charm and character plus updates. Recent rear addition of family and recreation rooms plus full bath. Hardwood floors, formal living and dining rooms, leaded windows and double foyer. Cherry kitchen with wall of pantry and eating area. 3 bedrooms and laundry on 2nd floor plus newer bath. Totally separate 1 bedroom apartment with separate entrance from outside, water heater, gas, water and hydro meters! Oak bar in recreation room has secret access to apartment.



*Purchaser to verify all information



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