



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... \$244,400**

**496 Three Valleys Crescent**  
**"Glen Cairn" MLS #: 562423**



**Type:** 4 Level Side Split    **Possession:** July 27<sup>th</sup> (Flex)  
**Lot Size:** 72.4 x Irr    **Taxes:** \$2,920.15 (2014)    **Age:** 46 yrs  
**Heat/Cool/Electrical:** Forced Air Gas Furnace , Central Air &100 Amp  
Breaker panel.

**Home Inspection and Property Disclosure Statement Available**

**Bedrooms:** 3  
**Bathrooms:** 2  
**Parking:** One and a half car detached garage and long private drive.  
**Inclusions:** Freezer, Fridge, Stove, Microwave , Dishwasher, Washer & Dryer, Hot Tub and accessories.

Located on quiet tree lined crescent close to shops, Hwy 401, pool and schools. Situated on a large, private lot with a lovely patio and separate Hot Tub area! Newer shingles and garden shed too. Enjoy a 'no carpet' home with gleaming dark hardwood in the living and dining rooms. 2 newer bathrooms and freshly painted on 3 levels. Lots of cupboard and counter space in the updated kitchen. 3 nice sized bedrooms with ample closet space. Great storage in this home. Boasts main floor office off rear foyer and large family room plus a good sized recreation room in the lower level for the little ones or your home gym! Large sunny windows and little left to do.



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\*Purchaser to verify all information

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