



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... \$189,900

150 Rutherford Avenue "Aylmer" MLS #: 565349



Type: Ranch **Possession:** 45 Days Flexible
Lot Size: 90 x 144.87 **Taxes:** \$3,704.04 (2015) **Age:** 41 yrs
Heat/Cool/Electrical: Hi Efficient Forced Air Gas Furnace , Central Air (2006), 100 Amp Panel & Owned Water Heater
Home Inspection Available



Bedrooms: 3 + 1
Bathrooms: 2
Parking: Single Attached Garage & Long Private Driveway.

Inclusions: Auto Door Opener, Shed & Window Coverings.

Exclusions: 3 Wall Mirrors.

Welcome to this step saving one floor situated on a large fenced lot with attached garage and direct access to suite in lower level. Custom built for this original owner to suit easy retirement living on the main floor plus in home office accommodations or a terrific in law suite in the lower level. Enjoy formal dining room and gracious living room with focal point fireplace! Convenient main floor laundry in kitchen. 2 nice sized bedrooms on main. The office has a large closet so could easily be a 3rd bedroom. Nice covered patio off the kitchen enjoys a view of the large fenced lot & gardens. The attached garage has direct access to the kitchen as well as to the lower level.



PRICED TO SELL!



*Purchaser to verify all information



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