



Delivering What Others Only Promise

Joyce Byrne's Real Estate Team



Sutton Group Preferred
Realty Inc., Brokerage

Independently owned and operated
519-471-8888

Offered At... \$137,000

521 Riverside Drive # 615 "Riverside Club" MLS 572573



Type: Hi Rise Apartment Condo **Possession:** 15 Days (Flex)
Taxes: \$1,899 (2015) **Age:** 26 yrs approx
Heat/Cool/Electrical: Gas Heat & Central Air
Rental Items: Water Heater (Reliance)
Condo Fees: \$305 Monthly
Condo Fees include: Exterior and Ground Maintenance, Water, Insurance, Management, Exercise & Party Room and Live in Super.
Property Management: Thorne, 519-660-1904
Home Inspection and Property Disclosure Statement Available



Bedrooms: 2
Bathrooms: 1
Parking: Underground #85.
Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer & Window Coverings.

Located in desirable Oakridge at Wonderland & Riverside across from parkland & Thames Trails with views over trees. Plenty of visitor's parking. Exercise room with up to date equipment. Party room available. Live-in Super. Well managed quiet building. New Electronic FOB entry system with security cameras in garage. Location near city bus, mall shops & downtown. Carpets have been steam cleaned and condo has been professionally cleaned for easy move in. In-suite laundry & separate storage room. Freshly, professionally painted thru in neutral colour. Possession flexible to meet your needs. **PRICED TO SELL!**



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



Joyce Byrne, Broker
Sutton Group Preferred Realty Inc., Brokerage
181 Commissioners Rd W • London ON Canada • N6J 1X9

joyce@homesforsaleinlondon.com

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www.homesforsaleinlondon.com