



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... \$369,900

374 Edith Cavell Blvd, Unit 9 "Port Stanley" MLS : 584899



Type: 2 Storey Condo

Age: 25 Years

Taxes: \$5,040 (2015)

Possession: 15 Days (Flex)

Condo Fees: \$390

Includes: Exterior & Ground Maintenance, Insurance & Management

Heat/Cool/Electric: Newer Efficient Gas Furnace & Central Air - Both serviced in 2015. 100 amp Breaker Panel.

Property Manager: Larlyn, 519-690-0600

Rental Item: Water Heater

Home Inspection & Property Disclosure Statement Available



Bedrooms: 3

Bathrooms: 2 Full Baths

Parking: 2 Assigned Spots

Inclusions: Fridge, Stove, Dishwasher, Stackable Washer, Dryer, Window Coverings, Light Fixtures & Ceiling Fans.

Talk about "on the Beach!" Feel the sand under your feet right out your front door. Just steps to the water for your morning swim! This care free beach home truly offers a combination of low maintenance upscale condo and cozy year-round home!! Stroll to downtown beach resort shops & restaurants. Only 20 min drive to St Thomas & 40 mins to London. Long life metal roof & vinyl siding. Newer vinyl windows plus 3 patio doors! The screened in "bug free" deck plus the other sundeck on main were both replaced in 2015. Newer gleaming hardwood on 2nd floor plus hardwood and cork on most of main floor. Upscale newer gas fireplace in Great Room. Both baths professionally updated. Open concept, sunny, lofted Great Room. Den on 2nd level could be converted to a 3rd Bedroom & now has a Murphy Bed. Lots of storage space too. Year Round home or Summer Cottage in friendly, well managed enclave.



*Purchaser to verify all information



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