



AREA: Rivers Edge
TYPE: Apartment Condo
AGE: 27 Years approximately
POSSESSION: Subject to Probate
TAXES: \$1,212 (2016)
CONDO FEES: \$334 month
INCLUDES: Management, Insurance, Ground & Exterior Maintenance, Water, Onsite Superintendent, Sauna, Whirlpool, Gazebo, Gym, Picnic & B.B.Q. Area, Controlled Entry, Party Room & extra Laundry Facilities.
PROPERTY MANAGER:
 Rivers Edge: 519-649-7140
HEAT/COOL: Electric Baseboard, Sleeve Window A/C Unit.
RENTAL ITEM: Water Heater
BEDROOMS: 1
BATHROOMS: 1
PARKING: 1 Covered Parking Space
INCLUSIONS: Fridge, Stove, Dishwasher, OTR Microwave, Washer , Dryer & Window Coverings.



45 Pond Mills Road, Unit 909, London, ON

\$90,500

MLS: 603888

Welcome to beautiful sunrises & lovely sunsets with a wonderful view over the Thames River Trails & greenspace! Affordable & Spacious. Great amenities including common room, extra laundry facilities, exercise room, B.B.Q. & picnic area, gazebo, covered parking, on site super, whirlpool, sauna & why not join the gardening committee! This is a very friendly community you will be glad to call home. Conveniently located to 401, grocery store & mall shopping. This updated 1 bedroom boasts newer grey upgraded laminate, updated shaker style oak kitchen with 4 newer appliances, a laundry/storage room, newer vanity in full bath, good closet space & a formal dining room with attached bookshelf/china cabinet. Cozy fireplace & crown moulding in your large family room. Light fixtures replaced too! Move in ready with quick closing if needed.



Joyce Byrne
Broker

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FOR MORE INFO GO TO CANADA'S MOST COMPLETE WEBSITE: www.homesforsaleinlondon.com



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