



AREA: White Oaks
TYPE: 2 Storey Semi Detached
AGE: 40 years approximately
POSSESSION: 90 days, flexible
TAXES: \$2,078.08 for 2017
HEAT/COOL/ELECTRICAL: Newer Hi Efficient Gas Furnace, Central Air & Humidifier (2 years old, rental).
100 amp fuse panel
BEDROOMS: 3
BATHROOMS: 1.5
PARKING: 4 Car Parking on Asphalt Driveway.
INCLUSIONS: Dishwasher, Stove, Refrigerator, Washer, Dryer (As Is Condition) & Window Coverings.
EXCLUSIONS: 2 Sconces in Living Room, T.V. Mount in Living Room.



47 Rosamond Crescent, London, ON

\$229,900

MLS: 128020

Situated on quiet crescent steps to walkway to green space, city bus, schools, park and playground. Minutes to White Oaks Mall & 401, community centre, pool & library! Note fenced lot with huge garden shed. Park 3 - 4 cars in the long paved driveway. The shingles were replaced about 5 yrs ago as well as the eaves, soffits & fascia. Updates have been done to kitchen & family bath. Flooring on main, 2nd & lower level have all been recently replaced so no carpet in this home! All windows were changed to vinyl except for the Master bedroom. The furnace, humidifier & air were replaced 2 years ago & for \$134 a mth + HST the cleaning & service will be done. 4 of the kitchen appliances are about 5 yrs old. Most of the home has been recently repainted. You will notice the wall has been opened up between the living & dining rooms to create a bright sunny open concept! And it's all ready for you with no surprises!!

This is a great starter or retirement home!

HOME INSPECTION & PROPERTY DISCLOSURE AVAILABLE

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