



AREA: Merwin Heights
TYPE: 4 Level Side Split
AGE: Built in 1964
POSSESSION: August 31st, 2018
TAXES: \$2,513.42 (2017)
HEAT/COOL/ELECTRICAL: Newer Hi Efficient Gas Furnace & Central Air, 100 amp fuse panel.
BEDROOMS: 4
BATHROOMS: 1.5 Baths
PARKING: Concrete Double Driveway narrows to Single into a Detached Over sized Garage with Hydro.
INCLUSIONS: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Auto Door Opener and Shed.
EXCLUSIONS: Magnetic Tool Bar and Nut and Bolt Bin in Garage, Shelves in Bedrooms and Fridge in 3rd Level.



28 Genevive Crescent, London, ON

\$294,900

MLS: 138786

Situated on a quiet crescent steps to parkland, city bus, community centre and shopping! Spacious 4 level split with oversized garage with hydro and plenty of parking in the newer concrete driveway. Super sized sundeck with built in seating and covered bbq are accessible thru newer patio doors from the dining room. Walkout from the 3rd level with bath, bedroom and family room.....could be perfect set up for mortgage helper, in law suite or teen retreat. Updated inside and out including shingles, most flooring, kitchen, baths, windows, interior and exterior doors, furnace and air!! 3rd bath in 4th level has toilet installed and roughed in for sink and shower. The new vanity and sink will stay. There is a laundry and storage room plus space for still more finishing. **Designed for large or growing family. Really very little left for you to do.**



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