



MLS® #: 540546	Major Area: LN
Price: \$269,900	District: E
Status: Active	Sub-Dist: B
	Prop Is: For Sale Only
Legal Descr.: PLAN 60(E) PT. LTS. 1&2 AS IS 784378	
Address: 596 VICTORIA ST	
City: LONDON, N5Y 4B8	
Sd/Rd: North	
Near: ADELAIDE	
Nearest Town: NA/	
Prop known as: OLD NORTH	
Prop. Size: 32.25 X 90 X 39.17X IRR.	Zoning: RES
Acreage: Less Than 1 Acre	Taxes: \$3400 (2013)
Possession: 60 DAYS FL	

**Internet Remarks** Located steps to city bus, groceries & shopping. Nearby to Western, Fanshawe & Downtown. Corner lot with separate entrance to lower level in law suite. Very private back yard with 2 cute sheds. Nice gardens & sitting areas. Lofted master with ensuite. Main floor bedroom & den. Formal living room has fireplace. Nice sized dining area. Updated KI at back. Hardwood floors & leaded windows. Lower rec room, 2 dens, kitchenette & full bath too! 7 appliances, newer shingles, furnace, air & some windows. Lovely curb appeal too. Set up for family with teens or in laws or income property. Home Inspection & Home Warranty Available. Appliances in as is condition but in working order now.

**Directions**


Type: Residential	Heating / AC: Energy Efficient, Forced Air, Central Air	Water: Municipal
Type of Dwelling: 1-1/2 Storey	Fuel: Gas	Sewer: Sewer
Parking: Double Drive, Private Drive	Flooring: Hardwood, Crpt W/W & Mixed, Ceramic	Indoor Features: 2 Fridges, 2 Stoves, Dishwasher, Washer/Dryer
Exterior: Brick, Stone	Fireplace 1: Natural Wood Fuel	Site Influences: Landscaped, Fence, Patio(S), Shopping Nearby, See Remarks
Foundation:	Fireplace 2:	Outdoor Features: Storage Shed
Basement: Full	Rental Equipm.: Water Heater	
Basement Dev: Fully Finished		
# of Rooms: 10	Ensuite: Yes	Handicap: No
Bedrooms: 3+1	Age: OL	Solicit Seller: No
Bathrooms: 3 \	SPIS: No	Energy Star Cert: No
# of RI Bathrms:		Special Conditions: Y
		Add. Sale Inf:

Floor	Room	Size	Floor	Room	Size
M	FO		L	KI	10.6x9.6
M	BR	12.2x11.01	L	DE	11.0x10.4
M	LF	18.2x12.5	L	DE	14.2x11.0
M	DR	14.0x12.0	L	LA	
M	KI	10.9x10.0	M	B4	
M	FR	12.0x9.6	2	E3	
2	MB	26.6x12.4	L	B3	
L	FR	18.0x10.3			

Improvements: 0

Listing Office: SUTTON GROUP PREFERRED REALTY INC.(1), BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

Compliments of: Joyce Byrne, Broker 519-471-8888  
 E-mail: [joyce@homesforsaleinlondon.com](mailto:joyce@homesforsaleinlondon.com)  
 Company Name: SUTTON GROUP PREFERRED REALTY INC.(1), BROKERAGE, INDEPENDENTLY OWNED AND OPERATED: 519-471-8888



E. & E.O