



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... \$539,500

2083 McCracken Court "Sunningdale" MLS #: 552944



Type: 2 Storey **Possession:** March 10, 2015 (Flex)
Lot Size: 56 x 124.67 **Taxes:** \$6,161 (2014)
Age: 10 years
Heat/Cool/Electrical: Efficient Gas Furnace & Central Air, 100 Amp Breaker Panel
Home Inspection, Property Disclosure Statement and Survey



Bedrooms: 4+1
Bathrooms: 3½
Parking: Double Attached Garage, Double Drive with Auto Door Openers
Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Window Coverings, Shed, Auto Door Openers with controls & Alarm.
Exclusions: Fountain

Well built and immaculate! Looks like its never been lived in! Lovely porcelain and hardwood floors. Open concept living and dining rooms. Upgraded kitchen with granite counters, dinette and family room with fireplace all enjoy views of landscaped backyard. 4 generous bedrooms on second floor with ample closet space and large second floor foyer with room for reading area. Crown moulding on main and second floors. Professionally finished lower level boasts guest accommodations and an entertainment area too. Sunny bright home with large custom patio on private yard plus attractive garden shed. Roughed in for central vacuum. Close to Masonville Mall, Western, University Hospital and bus to grade and high schools



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*Purchaser to verify all information

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