

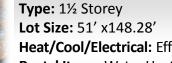
## Joyce Byrne's Real Estate Team

Sutton Group Preferred Realty Inc., Brokerage

> Independently owned and operated 519-471-8888

## Offered At...\$149,900

## 1860 Park Avenue "East Lions Park" MLS 572878



Possession: 30 Days (Flex) **Taxes:** \$ 2,384 (2015)

Heat/Cool/Electrical: Efficient Gas Furnace (8 years old) & Central Air

Rental Items: Water Heater (Reliance)

**Home Inspection Available** 



**Parking**: Long Paved Driveway Inclusions: Fridge, Gas Stove, Dishwasher, Washer (needs new hoses), Freezer, Window Coverings, All Shelving in basement & attached

to walls & 2 sheds.





Located steps to East Lions Park & Community Centre & Clarke Rd. High School. City Bus @ corner. Easy commute North & South. Walk to mall shops at Dundas & Clarke, Situated on large fenced mature lot on tree lined avenue of lovely homes. This home boasts a main floor bedroom or den & 2 beds on the 2nd floor with a bath on each floor! Spacious living room & formal dining room plus eatin kitchen! Lower level awaits your finishing touches. New shingles & some newer windows. Furnace inspected in 2015. Full covered sundeck off kitchen. Lots of cupboards & pantry in kitchen. Hardwood under carpet in living & dining rooms. Priced to Sell!







\*Purchaser to verify all information

(519) 471-8888

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