



AREA: Pond Mills North
TYPE: 4 Level Side Split
AGE: 50 years approximately
POSSESSION: 30 to 60 days Flexible
TAXES: \$4,030 for 2017
HEAT/COOL/ELECTRICAL: Radiant Electric, 2 Ductless Air Conditioners, 200 Amp Panel.
RENTAL ITEM: Water Heater
BEDROOMS: 4
BATHROOMS: 2 Full Baths
PARKING: Double Paved Driveway with Attached Deep Garage.
INCLUSIONS: Dishwasher, Washer, Dryer, Refrigerator, Stove, Built in Microwave, Carbon Monoxide Detector, Garage Door Opener, Pool Equipment, Smoke Detector, Window Coverings, 121" Screen & Projector, 5.1 Surround Sound.



251 Millbank Drive, London, ON

\$399,900

MLS: 128020

Country in the city! Retreat to this cottage like urban home backing onto extensive woodland Conservation Area and Westminster Ponds! Family centered neighbourhood. 4 finished levels with walkout from 3rd level for in law suite or mortgage helper. Oasis like yard enjoys 3 season sunroom, separately fenced 16 by 32 ft in ground pool (*needs work...call me for details*), garden shed with hydro and there is still room for the pet pooch, veggie garden and the little ones swing set. Amazing 28' by 21' great room addition plus a mud room offering inside entry to the garage....it would also be a perfect place to put a laundry room. 121" screen, projector and 5.1 surround sound in the Great Room. No carpet in this home. Hardwood on the 2nd floor and laminate everywhere else except kitchen and baths. The 3rd level has a 2nd bath, 4th bedroom and a large rec room or 5th bedroom. The 4th level is finished into an open concept rec room or use as finished storage. This versatile floor plan offers newer shingles, 6 appliances, brick and wood interior, 2 fireplaces, updated eat in kitchen, newer baths, and more. Designed for the growing family or space lover. Unique offering!

HOME INSPECTION AVAILABLE.

FOR MORE INFO GO TO CANADA'S MOST COMPLETE REAL ESTATE WEBSITE: www.homesforsaleinlondon.com



Joyce Byrne
Broker

joyce@homesforsaleinlondon.com
519-471-8888



Sutton Group Preferred Realty
 181 Commissioners Road West
 London ON, Canada 519-471-8888

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