



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... \$299,900

29 Franklin Avenue "Old South" MLS #: 555885



Type: Bungalow **Possession:** April 15th, 2015 (Flex)
Lot Size: 36 x 134.5 **Taxes:** \$3,624 (2014)
Age: 64 years
Heat/Cool/Electrical: Weil-McLain Boiler, Mitsubishi Slim A/C Unit.
Home Inspection, Property Disclosure Statement and Survey



Bedrooms: 3+1
Bathrooms: 2
Parking: Single Detached
Garage with Long Single
Private Drive.
Inclusions: Dishwasher,
Shelves screwed to Wall,
Window Coverings, Light
Fixtures, Auto Garage Door
Openers with 2 remotes.

Situated in one of Canada's Top 10 Neighbourhoods. Walk to Wortley Village! Deceptively larger than it looks. Lovely covered sundeck in nice sized yard. Newer windows, 2 doors, shingles, eaves and leaf guards. Remodeled and redecorated. Gleaming bamboo and ceramic on main floor. Newer white shaker style kitchen with ample cupboard and counterspace! Updated bath on both levels. Large master has wall of closets. Formal living and dining rooms. Coved ceilings and curved doorways add to the charm. Finished lower level with 4th bedroom, focal point wood fireplace in family room and 3 piece bath. Lots of storage too. Newer boiler, panel, wiring updates and a/c unit. 3rd bedroom on main has access to deck and there is also a door off kitchen to backyard. Fresh attractive décor too. **Move in Immaculate!**



*Purchaser to verify all information



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