



Delivering What Others Only Promise

**Joyce Byrne's
Real Estate Team**
Sutton Sutton Group Preferred
Realty Inc., Brokerage
Independently owned and operated
519-471-8888

Offered At... \$174,900

**1765 Whitehall Drive
"Rainbow Subdivision" MLS #: 560480**



Type: Ranch **Possession:** 60 Days (Flex)
Lot Size: 50 x 150 **Taxes:** \$2,475 (2014) **Age:** 56 yrs
Heat/Cool/Electrical: Hi Efficient Gas Furnace & Air Conditioner (2013),
100 Amp Breaker panel.
Rental Items: Water Heater, Furnace & Air – to be paid out on closing.
Home Inspection, Survey & Property Disclosure Statement Available

Bedrooms: 2
Bathrooms: 1
Parking: Long Private Double
Drive & Attached Garage

Situated in quiet, sought after residential area nearby to most amenities including parkland and greenspace. Newer shingles, windows and doors. Lots of parking and garage could be great workshop as it has hydro. Nice sized yard with sundeck off 2nd bedroom patio doors. Hardwood floors under carpet on main floor. Large living & dining room at front of house. Good sized master bedroom. Lower level finished into recreation room and den. Family sized main floor bathroom. Newer efficient furnace and central air. Storage and laundry in lower also. This layout works for singles, couples starting out or winding down or a family with a teenager. Priced to Sell so you can do your own finishes.



*Purchaser to verify all information



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