

AREA: Stoneybrook **TYPE:** Ranch AGE: 63 Years **POSSESSION:** 30 - 60 Days (Flexible) TAXES: \$5,357.90 (2017) HEAT/COOL/ELECTRICAL: Rheem Hi Efficient Gas Furnace & Coleman Central Air (2002). Both Serviced Yearly. 2 Breaker Panels. BEDROOMS: 2+ BATHROOMS: 2.5 **PARKING:** Double Wide Concrete Driveway & 2 Car Attached Garage with Inside Entry + Auto Door Openers & Controls. **INCLUSIONS:** Fridge, Gas Stove, Newer OTR Microwave, Dishwasher, Washer, Dryer,



1492 Geary Avenue, London, ON \$559,900 MLS: 101831

Welcome to this rare offering of a Roy James stretch ranch in a park-like setting offering a terrific location steps to river trails & grade schools, close to city bus, high school & Masonville Mall area shops. Situated in a private setting surrounded by trees and boasting lovely gardens. One of a kind curb appeal with lifetime aluminum roof, upgraded windows, concrete drive & patio, rod iron fencing plus new garden wall for added backyard privacy. Open concept living and dining room with amazing views of backyard, warm hardwood floors plus cozy gas fireplace. Master suite offers walk-in closet and separate office space. 2 updated baths on main floor. Continental kitchen with ample counter space and pantry plus eating area opening to family room with wonderful rear and front views. Main floor laundry potential. Family room would also make terrific country sized eating area. The lower level is accessible from main floor & garage & has recently been completed into Jack & Jill bath, 2 guest areas, a large recreation room plus a den. Plenty of storage space, an oversized cold cellar & spacious laundry room complete this area. Terrific spot for family times, in-law accommodations, teen retreat or mortgage helper.



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