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Cross Property Client Full

1217 WAYNE COURT
 London, ON N6K 3Z6
 London/South/South K

Residential/Single Family/For Sale
Active

Price: \$379,900.00



MLS@#: 151207
 List Date: 31-Aug-2018 Bedrooms (AG/BG): 4 (2/2)
 Bathrooms (F/H): 3 (2/1)
 Type: Detached
 Style: 1 Storey, Bungalow
 Sqft Above Grade: Sqft Below Grade:
 Sq Ft Finished Sq Ft. Unfinished
 New Construction: No # Rooms: 17
 Title/Ownership: Freehold Recreational: No
 Fronting On: West Year Built/Desc: 1984/Estimate
 Lot Front: 46.56 Lot Depth:
 Road Access Fee: Lot Size/Acres: Under .5
 Acre/0.18
 Cross Streets: Wayne Rd. & Wayne Cr
 Access: Municipal road
 Garage Spaces/Type: 2.0/Attached
 Driveway Spaces/Type: 4/Private Double Wide/Asphalt
 Waterfront: No WF Exposure:

Public Remarks: Wonderful opportunity to get into one of London's best neighbourhoods at an affordable price and renovate to your own standards and tastes! Sought after one floor living with walkout door to yard in lower and private covered balcony off living/dining room. Layed out for family with teens, in laws or over-nite guests. 2 Masters on main with walk in closets. 5 piece, powder room, den with hardwood flooring (could be 3rd bedroom), plus eat in kitchen, offer lots of same floor living. 2 huge bedrooms and bath in lower with family room and den! Plenty of storage and huge laundry room. Generous lot size plus 2 car garage. All this on ultra quiet Byron court in great school district, close to amenities. Furnace, Air and Shingles all newer. Bring your creativity and tools and renovate this walkout ranch to your dream home.

Directions: Wayne Rd. & Wayne Cr

Interior Features

Interior Features: Alarm System, Carbon Monoxide Detector, In-law Capability, Smoke Detector
 Basement: Full/Fully Finished/Separate Entrance, Fireplace:
 Walk-Out
 Heat Primary/Sec: Forced Air-Gas/
 HVAC: Air Conditioner Foundation: Poured Concrete
 Under Contract \$: \$95.00 UFFI: No Furnace Age: 4.5
 Under Contract/Rental Items: Hot Water Tank Plumbing Age:
 Lease To Own Equip: None Oil Tank Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: None
 Lot Shape: Irregular Lot Irregularities: 46.56 x 129.32 x 46.67 x 81.05 x FH Common Fee:
 65.48
 Exterior Finish: Brick
 Restrictions: Other
 Services: At Lot Line-Gas, At Lot Line-Hydro, At Lot Line-Municipal Sewer, At Lot Line-Municipal Water,
 Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas,
 Public Transit, Recycling Pickup, School Bus Route, Street Lights, Telephone
 Topography: Flat site Alternative Power:
 Roofing: Asphalt Yr Roof Replaced: 2018
 Water/Supply Type: Municipal/ Sewage: Municipal Sewers
 Exterior Features: Balcony, Fenced Partial, Patio(s), Privacy
 Site Influences Cul de Sac/Dead End, Library, Major Highway, Park, Place of Worship, Playground Nearby, Public
 Transit, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails
 Schools: Byron Somerset, Saunders, Kensal Park FI, Sir Wilfred Laurier FI, St. George, St. Thomas
 Aquinas, St. Anthony FI, Mother Teresa FI.

Inclusions/Exclusions

Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer, Garage Door Opener

Exclusions: None

Tax Information

Roll#: 393607034109000 Local Improve Fee/Comments /
 Pin#: 084290026 Zoning: res Taxes/Year: \$3,170/2017

Assessment \$/Year: \$356,500/2018

Survey/Year: No

Survey Type:

Legal Description: PCL 77-1 , SEC 33M117 ; LT 77 , PL 33M117, S/T LT 7900SA; S/T LT 75691, London, Westminster

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Foyer	M	15'x6'6"	
Kitchen	M	15'x10'	
Dining Room	M	13'6"x10'5"	
Living Room	M	20'3"x10'7"	
Den	M	14'x10'6"	
Master Bedroom	M	16'6"x11'	
Eat-in Kitchen	M	10'x9'9"	
Bedroom	M	15'6"x11'6"	
Bathroom	M		2-Piece
Bathroom	M		5+ Piece
Recreation Room	B	22'x12'7"	
Storage Room	B	19'x10'4"	
Family Room	B	13'x12'	
Bedroom	B	16'5"x11'6"	
Bedroom	B	12'7"x11'	
Laundry Room	B	12'8"x9'8"	
Bathroom	B		3-Piece

SUTTON GROUP PREFERRED REALTY INC.(1), BROKERAGE, INDEPENDENTLY OWNED AND O
Client Full Report

Date Printed: 08/31/2018

Prepared By: JOYCE BYRNE, Broker

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