



MLS® #: **516539i b**
 Price: **\$239,900**
 Status: **Active**

Major Area: **LN**
 District: **S**
 Sub-Dist: **N**
 Prop Is: **For Sale Only**

Legal Descr.: **UNIT 44 LEVEL 1 CONDO PLAN 122 BLDG. #45**
 Address: **163 PINE VALLEY DR # 45**
 City: **LONDON, N6J 4R2**
 Sd/Rd:
 Near: **PINE VALLEY**
 Nearest Town: **N/A**
 Prop known as: **WESTMOUNT**

Prop. Size: **COMMON** Zoning: **CONDO**
 Acreage:
 Taxes: **\$3255 (2012)**

Possession: **15 DAYS**

Internet Remarks Westmount, Wonderland and Southdale. Fantastic opportunity for someone wanting large bright condo space in quiet court location. This Sifton built, end unit with many windows with southern exposure. Very spacious, large rooms, 1 floor condo with double garage, 2 finished floors, 2+1 bedroom, 3 bathrooms, huge master bedroom with ensuite, kitchen and eating area with doorway to private patio, living room with fireplace, formal dining room. Well managed and maintained complex, minutes to shopping, medical, banks, churches and bus. Priced to sell.

Directions

Type: Condominiums	Heating / AC: Energy Efficient, Central Air	Water: Municipal
Type of Dwelling: Residential Att.	Fuel: Gas	Sewer: Sewer
Exterior: Brick	Flooring: Crpt W/W & Mixed, Lino/Vinyl	Indoor Features: Wsh/Dry/Frig/Stv
Title to land: Condominium	Fireplace 1: 1 Wood Fuel	Site Influences: Treed Lot, Adult Oriented, Shopping Nearby
Condo Fee Incls.: Exterior Mainten, Grnd Maintenance, Insurance, Management	Fireplace 2:	Foundation: Concrete
Laundry Facilities: In Unit	Parking Spaces: 4	Basement Dev: Fully Finished
Facilities:	Parking: Double Garage	Outdoor Features: Patio(S)
	Access By: Lane	Rental Equipm.: Water Heater
	Add Park Info.:	

Number of Levels: 2	Corp #: MCC-122	SPIS: No
# of Rooms:	Prop. Mngr./Offr.: CONDOS PLUS	Handicap:
Bedrooms: 2+1	Phone #: 519-649-0797	Solicit Seller: No
Bathrooms: 3 \	Condo Fee: 253.00	Energy Star Cert:
# of RI Bathrms:	Age: 24	Special Conditions: Y
Ensuite: Yes		Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	LD	23.0x16.0	L	RR	15.0x10.0
M	KI	10.0x10.0	L	WS	30.0x15.0
M	EA	11.0x10.0	M	E4	
M	MB	15.0x13.4	M	B4	
M	BR	14.0x12.0	L	B3	
L	BR	14.4x11.6			

Improvements:

Listing Office: **SUTTON GROUP PREFERRED REALTY INC.(1), BROKERAGE, INDEPENDENTLY OWNED AND OPERATED**



Compliments of: **BOYD ACHESON, Broker: 519-438-2222**
 E-mail: boyd@boydacheson.com
 Website: <http://www.boydacheson.com>
SUTTON GROUP PREFERRED REALTY INC.(1),
 Company Name: **BROKERAGE, INDEPENDENTLY OWNED AND OPERATED:**
519-438-2222