



MLS® #: **519819**
 Price: **\$399,900**
 Status: **Active**

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

Legal Descr.: **PLAN 33-M211 LOT 131**
 Address: **55 CHERISH CT**
 City: **LONDON, N6K 4H2**
 Sd/Rd: **North**
 Near: **QUINELLA**
 Nearest Town: **N/A**
 Prop known as: **ROSECLIFFE-SPRINGBANK PARK**

Prop. Size: **59 X 124** Zoning: **RES**
 Acreage: **Less Than 1 Acre** Taxes: **\$4865 (2011)**

Possession: **90 DAYS**

Internet Remarks

Rosecliffe, quiet dead end cul-de-sac. Across from Rose Gardens-Springbank Park. Gorgeous premium executive Drewlo built, 2800 sq.ft. 2 storey brick. Grand circular staircase with 2 storey foyer, 3 finished floors, 4+1 large bedrooms, huge master bedroom with ensuite, full front to back of house, with separate reading room over foyer. Hardwood throughout, cut glass doors, cherry wood kitchen with granite counters, 2 fireplaces. Oversized multi-level deck, treed, fenced private backyard overlooking park. Many newer features, roof, furnace, A.C., bay window, window panes, garage doors, central vac and security system. Minutes to beautiful walking along the river, shopping, schools, churches, downtown. Desired location, quiet surroundings, great family neighbourhood.

Directions

Type: Residential	Heating / AC: Energy Efficient, Forced Air, Central Air	Water: Municipal
Type of Dwelling: 2 Storey	Fuel: Gas	Sewer: Sewer
Parking: Dbl Garage Attch, Private Drive	Flooring: Crpt W/W & Mixed, Carpet, Hardwood	Indoor Features: Dishwasher, Washer/Dryer, Central Vacuum, Alarm System, Jetted Tub
Exterior: Brick	Fireplace 1: 1 Natural Wood Fuel	Site Influences: Cul-De-Sac, Treed Lot, Landscaped, Fence, Patio(S)
Foundation: Concrete	Fireplace 2:	Outdoor Features:
Basement: Full	Rental Equipm.: Water Heater	
Basement Dev: Fully Finished		
# of Rooms:	Ensuite: Yes	Handicap: No
Bedrooms: 4+1	Age: 20*	Solicit Seller: No
Bathrooms: 3 \ 1	SPIS: No	Energy Star Cert:
# of RI Bathrms:		Special Conditions: N
		Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	FO	15.0x12.0	2	BR	13.0x10.0
M	LR	20.2x13.5	2	BR	12.2x10.0
M	DR	17.10x13.5	L	RR	32.0x13.0
M	KI	21.5x12.0	L	BR	16.4x12.0
M	FP	19.5x12.0	M	B2	
M	LA	7.0x7.0	2	B4	
2	MB	16.4x15.3	2	E4	
2	BR	14.0x12.8	L	B3	

Improvements:

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



Compliments of: **BOYD LESLIE ACHESON, Broker: 519-438-2222**

E-mail: boyd@boydacheson.com

Website: <http://www.boydacheson.com>

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