



MLS® #: **518348 b**
 Price: **\$274,000**
 Status: **Active**

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

Legal Descr.: **PLAN 784 LOT 21**
 Address: **667 WARREN RD**
 City: **LONDON, N6H 2V6**
 Sd/Rd: **North**
 Near: **OAKRIDGE**
 Nearest Town: **N/A**
 Prop known as: **OAKRIDGE ACRES**

Prop. Size: **78 X 275**
 Acreage:

Zoning: **RES**
 Taxes: **\$3698 (2012)**

Possession: **15 DAYS**

Internet Remarks Oakridge Acres, park like treed, 1/2 acre lot, 278'x78', minutes to Springbank Park, river, downtown, Riverside and Wonderland. Stunning piece of property, peaceful, private and large. Brick ranch, 3 bedroom, 2 baths, 2 fireplaces-1 in 19 foot family room addition and 1 in large bright living room. Dining room, bedrooms with corner windows, hardwood under carpet, attached garage with inside entry, lower level rec room, hobby room, utility room with storage shelves. Newer roof, windows, furnace, AC. Retro 60's inside decorating. Close to churches, schools, shopping, wonderful family neighbourhood.

Directions

Type: Residential	Heating / AC: Energy Efficient, Central Air	Water: Municipal
Type of Dwelling: Ranch	Fuel: Gas	Sewer: Sewer
Parking: Sngl Garage Att, Inside Entry	Flooring: Crpt W/W & Mixed, Hardwood	Indoor Features: Fridge/Stove, Washer/Dryer
Exterior: Brick, Aluminum	Fireplace 1: 1 Wood Fuel	Site Influences: Treed Lot, Landscaped, Shopping Nearby, Playgrnd Nearby
Foundation: Concrete	Fireplace 2: 1 Gas Fuel	Outdoor Features:
Basement: Full	Rental Equipm.: Water Heater	
Basement Dev: Part-Completely Done		
# of Rooms:	Ensuite: No	Handicap:
Bedrooms: 3	Age: 50*	Solicit Seller: No
Bathrooms: 2 \	SPIS: No	Energy Star Cert: No
# of RI Bathrms:		Special Conditions: Y
		Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	LF	19.5x12.0	M	BR	12.0x9.0
M	DR	11.0x10.3	M	BR	8.10x8.10
M	FP	19.0x16.0	L	RR	26.0x14.0
M	KI	12.8x10.6	L	UT	26.0x18.0
M	LA	16.0x5.6	M	B4	
M	MB	13.0x10.8	L	B3	

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>

Company Name: **SUTTON GROUP PREFERRED REALTY INC.(1), BROKERAGE, INDEPENDENTLY OWNED AND OPERATED: 519-438-2222**

