



Licensed to L STAR

MLS® #: **515806 b**
 Price: **\$223,900**
 Status: **Active**

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

Legal Descr.: **UNIT 22 LEVEL 1 CONDO PLAN 304**
 Address: **1478 ADELAIDE ST N # 18**
 City: **LONDON, NSX 3Y1**
 Sd/Rd: **East**
 Near: **TENNENT**
 Nearest Town: **N/A**
 Prop known as: **NORTHDAL WALK**

Prop. Size: **COMMON** Zoning: **CONDO**
 Acreage: Taxes: **\$2770 (2012)**

Possession: **60 DAYS**

Internet Remarks Northdale Walk condo complex, prime Northridge location, minutes to Masonville Mall, Home Depot, UWO, bus, Thames Trails with dog off leash park and schools. Gorgeous end unit, 3 floors, stunning 17 ft high vaulted ceiling and window in dining room. Spacious bright family room with gas fireplace off large kitchen with eating area, door to private patio with awning, cedars, westerly exposure. Gleaming hardwood and ceramic throughout main floor, granite counters, updated ensuite off oversized master bedroom, his and hers sinks, jacuzzi tub and separate shower. 3 bedroom, 2+1 baths, windows on 3 exposures. Immaculate condo, 10+. Priced to sell.

Directions

Type: Condominiums	Heating / AC: Energy Efficient, Forced Air, Central Air	Water: Municipal Sewer
Type of Dwelling: Townhouse Style	Fuel: Gas	Indoor Features: Dishwasher, Wsh/Dry/Frig/Stv, Jetted Tub
Exterior: Brick, Vinyl	Flooring: Carpet, Hardwood	Site Influences: Treed Lot, Adult Oriented, Shopping Nearby
Title to land: Condominium	Fireplace 1: 1 Gas Fuel	Foundation: Concrete
Condo Fee Incls.: Exterior Mainten, Grnd Maintenance, Insurance, Management	Fireplace 2:	Basement Dev: Unfinished
Laundry Facilities: In Unit	Parking Spaces: 2	Outdoor Features: Patio(S)
Facilities:	Parking: Single Garage	Rental Equipm.: Water Heater
	Access By:	SPIS: No
	Add.Park Info.:	Handicap: No
Number of Levels: 3	Corp #: ARNSBY	Solicit Seller: No
# of Rooms:	Prop. Mngr./Offr.: ARNSBY	Energy Star Cert:
Bedrooms: 3	Phone #: 519-455-6080	Special Conditions: N
Bathrooms: 2 \ 1	Condo Fee: 230.00	Add. Sale Info:
# of RI Bathrms: 1	Age: 19*	
Ensuite: Yes		

Floor	Room	Size	Floor	Room	Size
M	DR	12.8x8.0	2	BR	12.0x10.0
M	FP	19.0x12.0	2	BR	11.6x9.0
M	EA	11.0x8.0	M	B2	
M	KI	11.0x8.6	2	B4	
2	MB	14.0x12.0	2	E5	

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





