



MLS® #: **515664 b**
 Price: **\$219,000**
 Status: **Active**

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

Legal Descr.: **PLAN 744 LOT 10**
 Address: **365 REYNOLDS RD**
 City: **LONDON, N6K 2P8**
 Sd/Rd: **West**
 Near: **NORMAN**
 Nearest Town: **N/A**
 Prop known as: **BYRON**

Prop. Size: **60 X 187** Zoning: **RES**
 Acreage: **Less Than 1 Acre** Taxes: **\$3400 (2012)**

Possession: **90 DAYS**

Internet Remarks

Old Byron, park like 60x187 treed, fenced, elevated westerly rear lot with patio and shed. Exceptional, immaculate retro brick bungalow with angel stone natural wood fireplace, 3 bedroom with lower den, 2 full bathrooms with jacuzzi tub. Updates: windows and roof 2004, furnace and A/C 2004, soffit and fascia and eaves 2004. Rear entrance to lower level large family room, den, 'hair salon' and 3 piece bath. Close to playgrounds, Boler Mountain, Community Centre with pool, Byron Northview Public, Mother Teresa Catholic, shopping, Griffith bus minutes away. Great family area, tremendous value, fantastic opportunity. Priced to sell.

Directions

Type: Residential	Heating / AC: Energy Efficient, Forced Air, Central Air	Water: Municipal
Type of Dwelling: Bungalow	Fuel: Gas	Sewer: Sewer
Parking: Double Drive, Private Drive	Flooring: Crpt W/W & Mixed, Hardwood, Lino/Vinyl	Indoor Features: Refrigerator, Freezer, Fridge/Stove, Dishwasher, Washer/Dryer, Jetted Tub
Exterior: Brick	Fireplace 1: 1 Wood Fuel	Site Influences: Treed Lot, Landscaped, Fence, Patio(S), Shopping Nearby
Foundation: Block	Fireplace 2:	Outdoor Features: Storage Shed
Basement: Full	Rental Equipm.: Water Heater, Water Softener	
Basement Dev: Fully Finished		
# of Rooms:	Ensuite: No	Handicap:
Bedrooms: 3	Age: 44*	Solicit Seller: No
Bathrooms: 2 \	SPIS: No	Energy Star Cert:
# of RI Bathms:		Special Conditions: N
		Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	LF	18.0x11.6	L	RR	16.4x11.4
M	DR	8.4x8.4	L	DE	11.2x8.8
M	KI	13.6x11.8	L	OT	12.0x11.4
M	MB	11.4x11.0	L	LA	11.3x8.0
M	BR	11.6x8.6	M	B4	
M	BR	10.6x8.0	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**



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