



MLS® #: **519219 b**  
 Price: **\$889,900**  
 Status: **Active**

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

Legal Descr.: **PLAN 33M293 LOT #126 COUNTY OF MIDDLESEX**  
 Address: **58 NORTHUMBERLAND RD**  
 City: **LONDON, N6H 5H5**  
 Sd/Rd: **North**  
 Near: **FITZWILLIAM**  
 Nearest Town: **LONDON**  
 Prop known as: **HUNT CLUB GREEN**

Prop. Size: **97 X 241 X 100 X 268**  
 Acreage: **Less Than 1 Acre**  
 Possession: **60**  
 Zoning: **RES**  
 Taxes: **\$10957 (2012)**

**Internet Remarks** Residential, Hunt Club Green, one of London's finest neighbourhoods and streets, Northumberland Rd., Cul de Sac location. Park like 100' x 268' Ir lot, complete with heated separately fenced salt water pool. Built by Alec Harasym, "The Channing Model", was former show Model Home, 12 years old. Gorgeous home, 3 floors fully finished luxury throughout, loaded with many extras. Distributed Audio/Visual system, theatre room, heated floors, workout gym room with rubberized floor, 21' powered London Awning, gleaming hardwood floors, stunning Crown Moulding throughout, 2 storey Grand Foyer entrance, extra large principal rooms and windows with U.V. tint, new roof 2012, 3 car garage with oversized driveway. Close to shopping, churches, Matthews Hall, Oakridge and St. Thomas Aquinas Secondary Schools, London Hunt and Country Club and Remark Grocery Market.

**Directions**

Type: <b>Residential</b> Type of Dwelling: <b>2 Storey</b> Parking: <b>Triple Garage, Inside Entry, Auto Door Opener</b> Exterior: <b>Brick, Aluminum</b> Foundation: <b>Concrete</b> Basement: <b>Full</b> Basement Dev: <b>Fully Finished</b>	Heating / AC: <b>Energy Efficient, Forced Air, Central Air</b> Fuel: <b>Gas</b> Flooring: <b>Carpet, Hardwood, Ceramic</b> Fireplace 1: <b>Gas Fuel</b> Fireplace 2: <b>Electric</b> Rental Equipm.: <b>Water Heater</b>	Water: <b>Municipal</b> Sewer: <b>Sewer</b> Indoor Features: <b>Oven Built-In, Dishwasher, Central Vacuum, Jetted Tub</b> Site Influences: <b>Cul-De-Sac, Landscaped, Fence, Patio(S), Shopping Nearby</b> Outdoor Features: <b>Sprinkler System, In-Ground Pool, Pool Equipment</b>
# of Rooms: Bedrooms: <b>4+1</b> Bathrooms: <b>3 \ 1</b> # of RI Bathms:	Ensuite: <b>Yes</b> Age: <b>12</b> SPIS: <b>No</b>	Handicap: Solicit Seller: <b>No</b> Energy Star Cert: Special Conditions: <b>Y</b> Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	FO	16.0x8.0	L	FP	31.0x20.0
M	LR	16.0x11.8	L	BR	17.6x11.0
M	KI	16.0x11.8	L	LA	10.6x11.10
M	EA	12.9x12.8	L	GR	15.6x14.2
M	DR	14.8x11.8	L	HR	12.0x12.0
M	FP	20.0x14.2	M	B2	
2	MB	17.0x14.0	2	E5	
2	BR	14.0x11.2	2	B5	
2	BR	13.7x11.8	L	B3	
2	BR	12.6x11.2			

**Improvements:**

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



Compliments of: **BOYD ACHESON, Broker: 519-438-2222**  
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 Website: <http://www.boydacheson.com>  
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 BROKERAGE, INDEPENDENTLY OWNED AND OPERATED:  
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