

Welcome to 814 Dufferin Avenue, London

\$149,000.⁰⁰



A Classic 2 1/2-Storey Family Home in the Heart of Old East Village.

Here is your opportunity to own a fully updated family home in one of the most eclectic and vibrant neighbourhoods in the city. Old East Village is an important historical asset to the city and, indeed, will soon be designated London's third Heritage Conservation District. This home has been brought into the 21st century with thoughtful updates that preserve its unique character without sacrificing more modern comforts and style.

You will enjoy the great central location. Within a couple blocks of this home you will find a library branch, a public school, parks, excellent public transit connections, recreational facilities, arts, culture and shopping. And this home is located on what many believe is the "best block" in the neighbourhood—fine heritage homes and an intact heritage tree canopy.

This is quite a large home with ample space for a growing family. And the attic space, with its own separate stairway, offers even more space for development. In the lower level you will find a 2-bedroom suite with separate entrance which can be maintained for its income potential or reclaimed for personal use.

Act quickly though. Homes of this size and quality do not last long!

Room Sizes

Foyer	12'0	x	8'1	M
Living Room	15'2	x	12'8	M
Dining Room	12'8	x	11'1	M
Kitchen	12'8	x	9'7	M
Laundry				M
Bedroom	15'0	x	10'4	2
Bedroom	11'2	x	10'3	2
Bedroom	10'10	x	9'10	2
Sunroom				2

Lower Suite

Kitchen, Bath, Living Room, Two Bedrooms

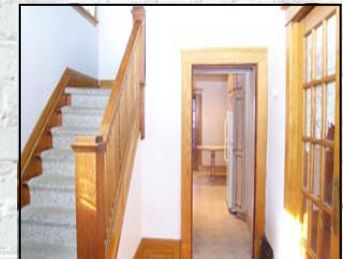
[Note: measurements approximate and exclude jogs.]

HVAC, Mechanicals & Parking

High-efficiency forced-air gas furnace is leased at \$74.00 per month. 100A service. Mutual drive with rear parking area. Mechanicals have been updated.

Features of Note

- all trim, millwork and doors have retained their natural finish.
- the kitchen and mudroom have received a quality renovation.
- slate roof will provide a lifetime of service.
- "overbuilt" garden shed with concrete floor.
- Two storey addition at rear to provide mudroom/laundry on main floor and sitting room on 2nd floor.
- lovely detailing on front verandah, and sundeck at the rear.



Cross-Street: English Street Lot size: 29.50' x 150.19' Property Tax: \$2,013.⁰⁰ (2004) Zoning: R3-2

Interested? Call Greg Thompson at Royal LePage Landco Realty Right Away!

425 Dundas Street, London N6B 1V9, INDEPENDENTLY OWNED & OPERATED, BROKER

Call me at (519) 673-6941 or email info@SoldOnLondon.com Virtual tour at www.SoldOnLondon.com

