

# FOR SALE

## 839 Elias Street, Old East Village, London



Royal LePage Landco Realty  
425 Dundas Street, London ON N6B 1V9

Represented by:

**Gregory A. Thompson**, e-PRO, C-CREC, Realtor  
The Old East Expert



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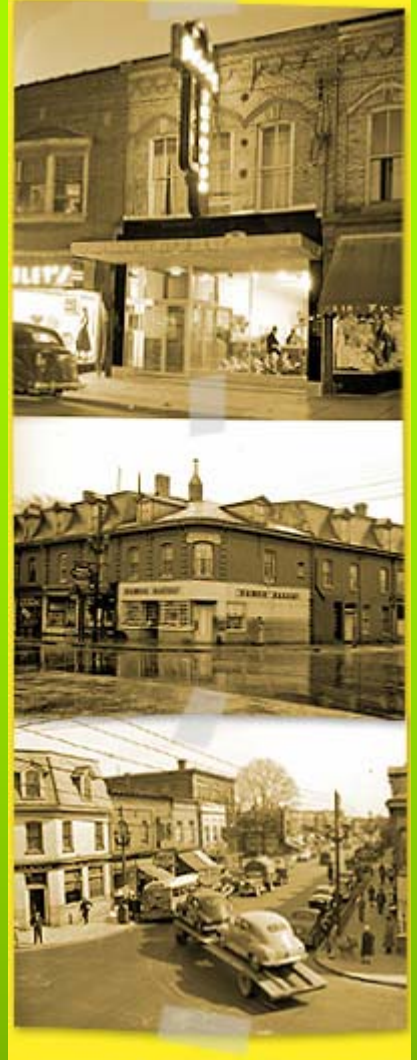
## NEIGHBOURHOOD PARTICULARS

Old East Village may be the last true “neighbourhood” left in the City. A place where people congregate along the streets and on their front porches. Where it is not unusual to see neighbours walking at all hours. Where an active Community Association exists to advance the interests of local residents. An eclectic and vibrant community that is proud of itself and what it has been able to accomplish. A community where the heritage housing stock has been significantly undervalued. A community with depth.

The vision for revitalization includes the positioning of the Dundas Street Commercial Corridor as the artistic and cultural node of the City. New art galleries are even now moving onto the corridor, joining the Palace Theatre, home of the London Community Players, and the Aeolian Hall, home of the National Conservatory of Music and arguably the finest acoustic “small-hall” in this portion of the province. The Western Fair Association, with its casino and racetrack facilities is located on the southerly edge of the neighbourhood.

The neighbourhood is poised to become London’s third Heritage Conservation District and - with some 1000 homes included in the survey - Ontario’s largest Heritage District. And this should offer all the proof than anyone might need that there is hidden value in the neighbourhood - and in its homes and heritage streetscapes.

The neighbourhood is home to a very diverse and eclectic population. University professors and factory workers, doctors and single mothers, artists and the self-employed. Our population cuts across lines of nationality, sexual orientation, and socio-economic status. Which is one of our strengths. And a source of considerable pride. Old East Village is an authentic neighbourhood with real people living in it.



## ROOM SIZES

Main Level: Living Room with freestanding gas fireplace: 17'4 x 10'11; Separate Dining Room: 15'2 x 7'10; Kitchen: 11'9 x 10'11; Master Bedroom: 8'10 x 16'10; Bedroom 2: 8'10 x 9'1; Bath: 4-piece.

Lower Level: Utility Room: 20'9 x 10'0; Bedroom 3/Family Room: 10'5 x 14'2; Workshop: 11'2 x 10'4; Craft Room: 15'0 x 7'10

## UTILITIES

Utility costs for the past year have been provided by the Sellers and include natural gas, electricity, water & the sewer surcharge. For the period April 2004–March 2005, these costs total \$1,999.50 This home is truly economical to service.



A copy of the revitalization plan is available in digital format upon request.

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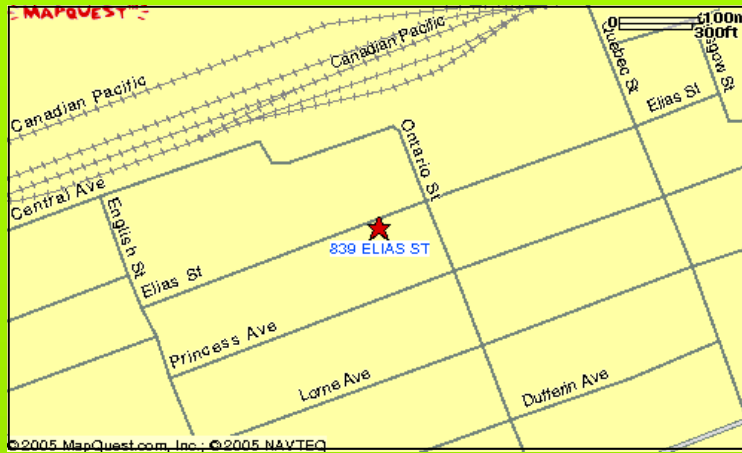
The lower level has ample height and a well-thought out design will allow for many uses.

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<b>LOCATION</b>	Situated on the south side of Elias Street, between English & Ontario Streets
<b>MUNICIPAL ADDRESS</b>	839 Elias Street, London ON
<b>LEGAL DESCRIPTION</b>	Plan 352, Block O, Part Lot 34 in the City of London, County of Middlesex
<b>ZONING</b>	R3-2 (with a pending Heritage Conservation District designation)
<b>PROPERTY TAXES</b>	\$1,463.00 (2004)
<b>FINANCING</b>	Treat as clear title.
<b>STYLE OF HOME</b>	This home was constructed in the Ontario Workman's Cottage style.
<b>SITE &amp; IMPROVEMENTS</b>	The site is regular in shape with dimensions of 33' in width by 132' in depth. The current owners have undertaken very extensive renovations during the term of their ownership. All of the original plaster has been removed from the home, floors have been resurfaced, the kitchen and bath have been renewed to modern standards and the internal configuration of the home has been changed to allow for much more open space. The windows have been replaced and the lower level has been finished to provide for a 3rd bedroom (or a family room), a small work shop and what is now being used as a craft room.
<b>HVAC &amp; MECHANICALS</b>	Forced air mid-efficiency gas furnace with central air (both replaced October 2004), 100 amp hydro service with circuit breakers, wiring and plumbing appears to have been replaced, hook-ups for gas stove in kitchen and gas dryer in the lower level, the water heater is rented.
<b>PARKING</b>	Private single drive with parking for at least 3 cars in queue.
<b>PROPERTY DISCLOSURE</b>	Available upon request.
<b>PRICE</b>	\$139,500.00



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