Cross Property Client Full

166 THURMAN CIRCLE
London, ON N5V 4Z1
City of London/East/East D

Residential/Single Family/For Sale **Price: $379,900.00**
Active

MLS®#:	**169332**		
List Date:	**08-Jan-2019**	Bedrooms (AG/BG):	**5 (4/1)**
		Bathrooms (F/H):	**2 (2/0**
Type:	**Detached**		
Style:	**2 Storey**		
Sqft Above Grade:	**1,405**	Sqft Below Grade:	**668**
Sq Ft Finished	**1,705**	Sq Ft. Unfinished	
Sq Ft Source:			
New Construction:	**No**	# Rooms:	**10**
Title/Ownership:	**Freehold**	Recreational:	**No**
Fronting On:	**North**	Year Built/Desc:	**1997/Completed / New**
Lot Front:	**41.01**	Lot Depth:	
Road Access Fee:		Lot Size/Acres:	**Under .5 Acre/**
Access:	**Municipal road**		
Garage Spaces/Type:	**1.0/Attached**		
Driveway Spaces/Type:	**2/Private Double Wide/Asphalt**		
Waterfront:	**No**	WF Exposure:	

Public Remarks: **A nice 2 Storey detached house. Walk to Fanshawe College. Spacious 5 Bedrooms and 2 full bathrooms. Attached a single garage and private 2 parking space driveway. Large private Landscaped and tree Lot. Shingles replaced in 2014 and lots upgrades. Enlarge a basement window, replaced all basement and 2nd floor with new laminate. Upgraded stairs from the main level to the 2nd level. Carpet free. 100 AMP breaker service.**

Directions: **Northeast of Fanshawe college Blvd**

Interior Features

Interior Features:	**Countertop Range, On Demand Water Heater, Smoke Detector**		
Basement:	**Full/Partially Finished/**	Fireplace:	
Heat Primary/Sec:	**Fireplace-Gas, Natural Gas/**		
HVAC:	**Central Air**	Foundation:	**Poured Concrete**
Under Contract/Rental Items:	**On Demand Water Heater**	Plumbing Age:	

Exterior Features

Add'l Monthly Fees:	Exposure:	Pool:	**None**
Exterior Finish:	**Brick, Vinyl Siding**		
Restrictions:	**Subdivision Covenants**		
Services:	**At Lot Line-Gas, At Lot Line-Hydro, At Lot Line-Municipal Sewer, At Lot Line-Municipal Water, Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, Recycling Pickup, School Bus Route, Telephone**		
Topography:	**Flat**	Alternative Power:	
Roofing:	**Asphalt**	Yr Roof Surface Replaced:	**2014**
Water/Supply Type:	**Municipal/**	Sewage:	**Municipal Sewers**
Exterior Features:	**Deck(s)**		
Site Influences	**Library, Park, Place of Worship, Playground Nearby, Public Transit, Schools, Shopping Nearby**		

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**

Exclusions: **None**

Parking Cost/Mnth $: Furnished: Sublease: **No** Priv Entrance:

Tax Information

Roll#:	**393603034062032**	Local Improve Fee/Comments /			
Pin#:	**081050084**	Zoning:	**R1-4**	Taxes/Year:	**$3,080/2018**
Assessment $/Year:	**$223,000/2018**	Survey/Year:	**No**	Survey Type:	
Legal Description:	**LOT 17 PLAN 33M-334; LONDON/LONDON TOWNSHIP**				

Rooms

Room	Level	Dimensions	Features
Foyer	M	**8'0"x6'0"**	
Dining Room	M	**16'0"x11'0"**	
Kitchen	M	**13'0"x11'0"**	
Bedroom	M	**11'0"x10'0"**	
Master Bedroom	2	**16'0"x14'0"**	
Bedroom	2	**12'0"x12'0"**	
Bedroom	2	**10'5"x9'5"**	
Bathroom	2		**4-Piece**
Bedroom	L	**20'7"x13'5"**	
Bathroom	M		**3-Piece**

All data is subject to Errors, Omissions or Revisions and is not warranted. 01/09/2019 09:47:04 PM