

**1711 STACKHOUSE AVE, LONDON, N5X 4H9 / (519) 266-6467 / (647) 389-0074 / [dlu@ecombiner.net](mailto:dlu@ecombiner.net)**



Price:	<b>\$364,900</b>	Year Built:	<b>2007</b>
Bed Rooms:	<b>4</b>	Floor Area (Above Grd):	<b>2189 SqFt</b>
Bathrooms:	<b>3.5</b>	Basement Area:	<b>1098 SqFt, Finished</b>
Style:	<b>2 Storey</b>	Lot Size:	<b>42.13 x 110.5 SqFt</b>
Water:	<b>Municipal</b>	Garage Stalls:	<b>2</b>
Sewer:	<b>Municipal</b>	Close Date:	<b>June 22 (Negotiable)</b>
Water Heater:	<b>Owned</b>	Side of Road:	<b>East</b>
Type:	<b>Residential</b>	Property Tax (2014)	<b>\$4110.23</b>

**Specifications:**

<u>Room</u>	<u>Level</u>	<u>Size</u>	<u>Room</u>	<u>Level</u>	<u>Size</u>
Family Room:	Main Floor	<b>12.58' x 14.0'</b>	Bathroom (#1):	Main Floor	<b>5.08' x 5.08'</b>
Living Room:	Main Floor	<b>11.5' x 19.67'</b>	Bathroom (#2):	2nd Floor (private)	<b>15.16' x 8.41'</b>
Master Bedroom (#1):	2nd Floor	<b>11.5' x 18.0'</b>	Bathroom (#3):	2nd Floor	<b>7.75' x 8.08'</b>
Bedroom (#2):	2nd Floor	<b>13.75' x 13.33'</b>	Bathroom (#4):	Basement	<b>7.66' x 4.91'</b>
Bedroom (#3):	2nd Floor	<b>10.75' x 12.33'</b>			
Bedroom (#4):	2nd Floor	<b>11.42' x 9.67'</b>			

- Flooring: **Hardwood, Ceramic, Natural Stones**
- Heating: **Central, Forced Air, Energy Efficient**
- Heat Fuel: **Natural Gas**
- AC: **Central**
- Garage: **Attached, Inside Entry, Double Doors**
- Appliances: **Dishwasher, Stove, 2 Fridges, Washer/Dryer**



**Description:**

- \* This house is located just beside Stoney Creek P.S. It is also close to other amenities such as YMCA, public library, Sobeys, and Home Depot.
- \* Solid hardwood floor throughout the main and second floors. 4 bedrooms are spacious. The master bedroom has a nice walk-in closet and a large private bathroom with a Jacuzzi whirlpool tub.
- \* Fully finished basement has a large family room, big office room, small den, and a full bathroom.
- \* Open house is every Sunday 2- 4 pm.
- \* We pay commission fee to buyer agent.

