

2442 MOE NORMAN WAY
London, ON N6K 5R5
City of London/ South/ South A

Residential/ Single Family/ For Sale Price: \$516,670.00
Active



MLS®#: **105470**
 List Date: **15-Jan-2018** Bedrooms (AG/BG): **2 (2/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**
 Type: **Detached**
 Style: **1 Storey, Bungalow**
 Sqft Above Grade: Sqft Below Grade:
 Sq Ft Finished Sq Ft. Unfinished
 New Construction: **No** # Rooms: **9**
 Title/Ownership: **Leasehold/Leased Land** Recreational: **No**
 Fronting On: **North** Year Built/Desc: **2017/ Completed / New**
 Lot Front: **71.82** Lot Depth:
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/**
 Access: **Municipal road**
 Garage Spaces/Type: **2.0/ Attached**
 Driveway Spaces/Type: **2/ Private Double Wide/ Paver Stone**
 Waterfront: **No** WF Exposure:
 Leased Land Fee:

Public Remarks: **Open light-filled 1831 sq.ft. Merion model popular one floor boasts luxurious hardwood in Great Room, Dining Room, Foyer and Eat-in Kitchen. Gas fireplace wall accented with tiles. Premium Kitchen cabinets and island with solid counters. Eating area opens to large covered porch. Enjoy the view of Kains Woods, pond and 13th fairway. Generous Master Bedroom with raised ceiling and luxury ensuite. Neutral decor, enhanced lighting, plumbing, fixtures and interior trim makes this a pleasure to see. Land lease \$995.00 monthly. Maintenance (2019) \$491.14 monthly, includes 24 hour concierge at gate, lawn maintenance, inground sprinkler, snow removal and Clubhouse privileges. Downsize without compromise!**

Directions: **OXFORD AND KAINS ROAD**

Interior Features

Interior Features: **Carbon Monoxide Detector, Central Vacuum Roughed-in, Rough-in Bath, Smoke Detector, Sump Pump**
 Basement: **Full/ None/** Fireplace: **Fireplace Insert, Natural Gas**
 Heat Primary/Sec: **Forced Air-Gas/**
 HVAC: **Air Exchanger, Central Air, HRV System** Foundation: **Poured Concrete**
 Under Contract \$: UFFI: **No** Furnace Age:
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **Community, In Ground**
 Exterior Finish: **Brick, Stone**
 Restrictions: **Land Lease**
 Services: **At Lot Line-Gas, At Lot Line-Hydro, At Lot Line-Municipal Sewer, At Lot Line-Municipal Water, Cable, Recycling Pickup, Underground Wiring**
 Topography: **Clear View** Alternative Power:
 Roofing: **Shingles** Yr Roof Surface Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Exterior Features: **Lawn Sprinkler System**
 Site Influences: **Golf, Shopping Nearby**

Inclusions/Exclusions

Inclusions: **Carbon Monoxide Detector, Garage Door Opener, Smoke Detector**

Exclusions: **NONE**

Tax Information

Roll#: **00000000000000000000** Local Improve Fee/Comments /
 Pin#: **085011266** Zoning: **R6-5 (7)** Taxes/Year: **\$0/ 2017**
 Assessment \$/Year: **\$/0** Survey/Year: **No** Survey Type:
 Legal Description: **PART OF BLOCK 6 PLAN 33M-429 DESIGNATED AS PART 28 ON 33R-18937**

Rooms

Room	Level	Dimensions	Features
Great Room	M	19'4"x11'8"	
Dining Room	M	12'9"x9'0"	
Eat-in Kitchen	M	10'3"x22'3"	
Master Bedroom	M	12'10"x16'0"	
Ensuite	M		4-Piece
Bedroom	M	13'0"x10'6"	
Den	M	12'11"x10'7"	
Bathroom	M		4-Piece
Laundry Room	M	7'7"x5'7"	

Compliments Of



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