



MLS® #: 4880341 Price: \$399,900 Status: Active	Major Area: LN District: S Sub-Dist: K Prop Is: For Sale Only
Legal Descr.: PLAN 33M-490 LOT 108 Address: 996 BYRONMANOR RD City: LONDON, N6K 5B1 Sd/Rd: North Near: BYRONHILLS Nearest Town: BYRON HILLS Prop known as: BYRON HILLS	
Prop. Size: 43.96X108.27 Acreage:	Zoning: SFR Taxes: \$4393 (2011)
Possession: 90 DAYS	

**Internet Remarks** Beautiful 4 bedroom family home located in Byron Hills. This spacious custom built home is loaded with upgrades. Hardwood and ceramic tile flooring throughout the entire house. The large kitchen features Corian counters, crown moulding, valance lighting, tiled backsplash and island with a breakfast bar. The dinette has a bay window overlooking the backyard. Open plan with 9' ceilings, crown moulding and many pot lights. Gas fireplace with floor to ceiling slate in the great room. Convenient main floor den with French doors. ain floor laundry room with lots of counter and cupboard space. Solid maple staircase with wrought iron spindles. The generous master has a walk in closet and luxury ensuite with double sinks and corner Jacuzzi tub. Vaulted ceiling in the front bedroom. The basement has gas fireplace and bathroom roughed in, large windows, HRV and electronic air cleaner. Enjoy the covered patio overlooking the fenced landscaped yard. Beautifully decorated throughout!

**Directions**

Type: Residential Type of Dwelling: 2 Storey Parking: Dbl Garage Attch, Inside Entry, Auto Door Opener Exterior: Brick, Vinyl, Stucco Foundation: Concrete Basement: Full Basement Dev: Unfinished	Heating / AC: Energy Efficient, Forced Air, Central Air Fuel: Gas Flooring: Hardwood, Ceramic Fireplace 1: Insert Gas Fuel Fireplace 2: Rental Equipm.: Water Heater	Water: Municipal Sewer: Sewer Indoor Features: Dishwasher, Jetted Tub, Alarm System Site Influences: Fence, Patio(S), Playgrnd Nearby, Shopping Nearby Outdoor Features: Storage Shed, Satellite Dish
# of Rooms: Bedrooms: 4 Bathrooms: 2 \ 1 # of RI Bathrms: 1	Ensuite: Yes Age: 6* SPIS: Yes	Handicap: Solicit Seller: No Special Conditions: N Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	GR	18.8x17.4	2	BR	11.0x11.0
M	KI	14.0x11.7	2	BR	12.0x11.01
M	EA	12.0x9.0	2	BR	9.0x11.8
M	DE	12.0x9.0	M	B2	
M	LA	6.0x7.0	2	B4	
2	MB	16.0x13.0	2	E5	

**Improvements:**

Listing Office: ROYAL LEPAGE 1ST LONDON REAL ESTATE SERVICES, :  
BROKERAGE



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