# 2087 CHERRYWOOD TRAIL, London North (North M)

Ontario, N6H0C8

## 839,900

For Sale / #X13880468




**Bedroom(s): 4**

**Bathroom(s): 4**

**Lot Dimensions: 36.1 x 114 FT**

## Description

LOCATION! LOCATION! LOCATION! Welcome to 2087 Cherrywood Trail, a beautifully upgraded former model home in desirable Northwest London, near Clara Brenton Public School (reported Fraser Institute rating 7.6/10) and Oakridge Secondary School (reported Fraser Institute rating 8.0/10)! This impressive 4-bedroom, 3.5-bathroom home offers thoughtful upgrades and room for the whole family. The bright, open-concept main floor features 9-ft ceilings, elegant wall trim and a modern kitchen with quartz countertops, stainless steel appliances, a breakfast island and walk-in pantry. Upstairs, the spacious primary retreat boasts a 12-ft vaulted ceiling, walk-in closet and 4-piece ensuite with double vanity. Second-floor laundry adds convenience with quartz counters and built-in cabinetry. The professionally finished basement provides a generous family room, full bathroom and flexible games room or home office. Enjoy a fully fenced, landscaped backyard with a deck, an oversized double garage, double-wide interlock driveway and welcoming extra-wide entrance stairs. Close to parks, trails, shopping, Western University, University Hospital and everyday amenities, with St. Paul Catholic School and Sir Frederick Banting Secondary School also nearby. BONUS: Existing City-approved building permit for a proposed one-bedroom basement ADU with separate side entrance, potentially transferable to a buyer subject to City requirements and approval. A wonderful combination of space, style and location! (id:6772)

## Features

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| **Area** | London North (North M) | **Water** | Municipal water |
| **Province** | Ontario | **Sewer** | Sanitary sewer |
| **Country** | Canada | **Style** | Detached |
| **Ownership Type** | Freehold | **Stories** | 2 |
| **Property Type** | Single Family | **Acreage** | false |
| **Building Type** | House | **A/C** | Central air conditioning |
| **Age** | 6 to 15 years | **Total Parking** | 4 |
| **Lot Dimensions** | 36.1 x 114 FT | **Parking** | Attached Garage,Garage, |
| **Heating** | Natural gas | | |

## Room Details

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| **Second level** | Primary Bedroom | 5.5 m x 4.6 m |
| **Second level** | Bedroom 2 | 3.1 m x 4 m |
| **Second level** | Bedroom 3 | 3.6 m x 3.2 m |

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| **Second level** | Bedroom 4 | 2.7 m x 3.8 m |
| **Main level** | Kitchen | 6.6 m x 2.9 m |