# 834 COLBORNE STREET, London East (East B)

Ontario, N6A4A2

## 599,000

For Sale / #X14102452




**Bedroom(s): 4**

**Bathroom(s): 2**

**Lot Dimensions: 41 x 149.3 FT**

## Description

834 Colborne St. is a whole lot of house.  At over 1,800 sf this unique property provides an amazing opportunity for growing families, professionals looking to have a home-based business or practice or its R2-2 zoning provides multi-family opportunity.  With 4 bedrooms (one main floor) and 2 baths (one main floor) and a stunning 220 sf post and beam great room addition (1999), this home offers a very versatile layout. Plenty of private parking plus easy access to bus routes and bike lanes. Updates include flooring, windows, electrical (1998), HY-GRADE steel roof (2008 & 2011), Ruud high Efficiency furnace (2013), basement insulation, replaced water line to the City water supply and main sewer upgrade (2008) to name a few. Minutes from St. Joseph and University Hospitals, Western U, Old North\'s dining and shopping and downtown. The large backyard is truly a natural pleasure with its wandering path, pond and raised gardens that lead to the get away \'cabin\'.  A truly distinctive Old North home just waiting for your vision! (id:6772)

## Features

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|---|---|---|---|
| **Area** | London East (East B) | **Sewer** | Sanitary sewer |
| **Province** | Ontario | **Style** | Detached |
| **Country** | Canada | **Stories** | 1.5 |
| **Ownership Type** | Freehold | **Acreage** | false |
| **Property Type** | Single Family | **A/C** | None |
| **Building Type** | House | **Total Parking** | 4 |
| **Age** | 100+ years | **Total Fireplace** | 2 |
| **Lot Dimensions** | 41 x 149.3 FT | **Parking** | No Garage |
| **Heating** | Natural gas | **Amenities Near By** | Hospital, Public Transit, Place of Worship, Schools |
| **Water** | Municipal water | | |

## Room Details

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|---|---|---|
| **Second level** | Bathroom | 3.61 m x 2.18 m |
| **Second level** | Bedroom | 3.2 m x 3 m |
| **Second level** | Bedroom | 3.66 m x 3.05 m |
| **Second level** | Primary Bedroom | 3.81 m x 3.45 m |

| | | |
|---|---|---|
| **Second level** | Other | 2.29 m x 1.98 m |
| **Basement** | Other | 6.71 m x 3.81 m |
| **Main level** | Living room | 4.22 m x 3.43 m |
| **Main level** | Mud room | 3 m x 1.04 m |
| **Main level** | Foyer | 2.69 m x 1.07 m |
| **Main level** | Dining room | 3.61 m x 3.3 m |
| **Main level** | Bedroom | 3.12 m x 2.79 m |
| **Main level** | Kitchen | 3.3 m x 3.35 m |
| **Main level** | Bathroom | 1.91 m x 1.27 m |
| **Main level** | Laundry room | 2.26 m x 2.03 m |
| **Ground level** | Office | 2.74 m x 2.44 m |
| **Ground level** | Family room | 6.71 m x 3.35 m |
| **Ground level** | Dining room | 4.27 m x 2.74 m |