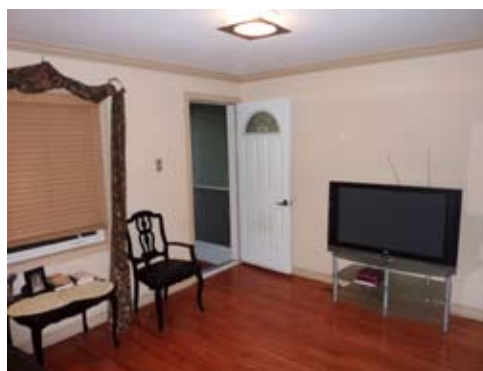
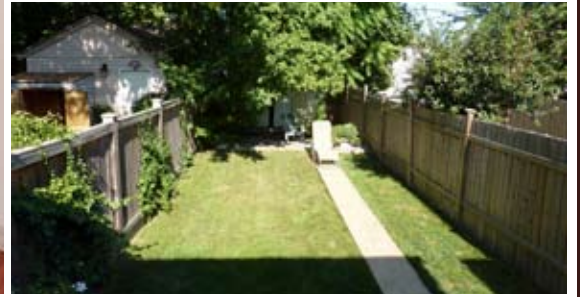


127 Cedric Ave



For more information, please call:

Barbara Armstrong

& Imre Nagy

AWARD WINNING SALES REPRESENTATIVES

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Just move right into this perfect condo alternative. Beautifully updated two bedroom, two storey home with parking and a lovely garden. New hardwood floors throughout. Minutes to transportation and shopping . Cut your commute with this affordable home. Don't wait.

Main Floor

LIVING ROOM	12.86 x 10.99	Hardwood floor, walkout to closed in porch, baseboards, cornice moldings
KITCHEN	12.99 x 7.64	Ceramic floor, eat-in, walkout to garden, updated, quartz counters, double sink, cornice moldings
BATH		Updated, four piece

Second Level

MASTER BEDROOM	12.99 x 10.66	Hardwood floors, closet, large window
SECOND BEDROOM	12.99 x 10.76	Hardwood floors, closet, large window

Basement

RECREATION ROOM	24.01 x 12.40	Ceramic floors. L shaped
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CANTINA

ROOF: 2005, Windows and doors: (2006), Hardwood floors (2011): High Efficiency Furnace and Central Air Conditioner: 2007, High Efficiency Water Heater (rental, 2007), Coax (synthetic) deck 2008, Recent fence, , concrete back patio,(2006)

Additional Features:

Extras:	Washer, dryer, fridge, stove, venetian blinds, Electric light fixtures
Possession:	Sept. 30, 2011
Taxes:	2011 , \$1,938.70
Parking:	Front pad and also access by laneway
Lot:	16.67 x 108.25

Offered for Sale for \$319,000.00

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