

\$339,900 - 3 - 49 Ridout Street S, London South (south F)

MLS® #X12159887

\$339,900

2 Bedroom, 2.00 Bathroom,
Single Family

South F, London South (south F), Ontario

SELLER COVERING 12 MONTHS OF MAINTENANCE FEES FOR YOU - (CREDIT ON CLOSING). Nestled in the prestigious neighbourhood of Wortley Village, sits a magnificent heritage home, built in 1874. Within this historic and stately home, there is a main-floor unit that has been thoughtfully updated and modernized, yet is still in keeping with the original charm of the home. Upon entering the home, you will see there is original hardwood floors throughout, many windows that allow for natural light to stream in, soaring ceilings, 2 bedrooms, 1.5 fully renovated baths, and an in-suite laundry. In 2023, a beautifully curated kitchen with maple soft-close cabinets, maple breakfast bar, and quartzite counters was installed, bringing this kitchen up-to-date. One of the most prominent features of this home is the stained-glass conservatory that was added to the original building in 1911. From inside the conservatory you are able to look out into a lush, private garden, where your own private patio awaits to enjoy. The main building has also had many upgrades like a new roof, newly renovated heated storage area and has been brought up to the Fire Code within the last few years. Other owners are currently putting together a communal outdoor gathering area that is being landscaped, for when you want to gather with others. Perfectly located, you are within walking distance to many unique shops and



restaurants within Wortley and downtown London. The Thames River Parkway is a few blocks away that connects to many trails throughout the city. This home boasts amenities and proximity that many other condo units just don't have, and is perfect for investors, professionals, young couples, retirees, or those looking to downsize. Included in maintenance fees is; two parking spaces, lawn and snow care, section of heated storage, and your water usage. (id:6289)

Essential Information

Listing #	X12159887
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	3 - 49 Ridout Street S
Subdivision	South F
City	London South (south F)
Province	Ontario
Postal Code	N6C3W8

Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Fireplace(s), Storage - Locker
Features	Flat site, Carpet Free, In suite Laundry
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Other Radiant heat
Cooling	Window air conditioner

Exterior

Exterior	Stucco, Brick
Foundation	Brick

Listing Details

Listing Office ROYAL LEPAGE TRILAND REALTY



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