

Property Information

Welcome to 780 Sunninghill Avenue in London, where a rare and luxurious opportunity awaits. This stunning bungalow, boasting an impressive, finished basement with a separate walk-up entrance, offers versatility that extends beyond the ordinary. The potential for an in-law suite conversion adds to the appeal of this remarkable property.

As you step inside, you'll be captivated by the seamless open-concept design that unites the living spaces, creating an inviting and airy atmosphere. The main floor features three generously sized bedrooms, each thoughtfully designed to provide comfort and style. The primary bedroom stands as a private oasis, complete with an ensuite bath and a delightful walk-out sunroom, offering a perfect spot to unwind and bask in the tranquility of the surroundings.

The allure of this home continues with a charming three-season sunroom, accessible from the oversized living and dining spaces. Imagine indulging in morning coffees or evening conversations in this serene space, surrounded by nature's beauty. Convenience meets functionality with the attached oversized double-car garage, ensuring your vehicles and storage needs are met effortlessly.

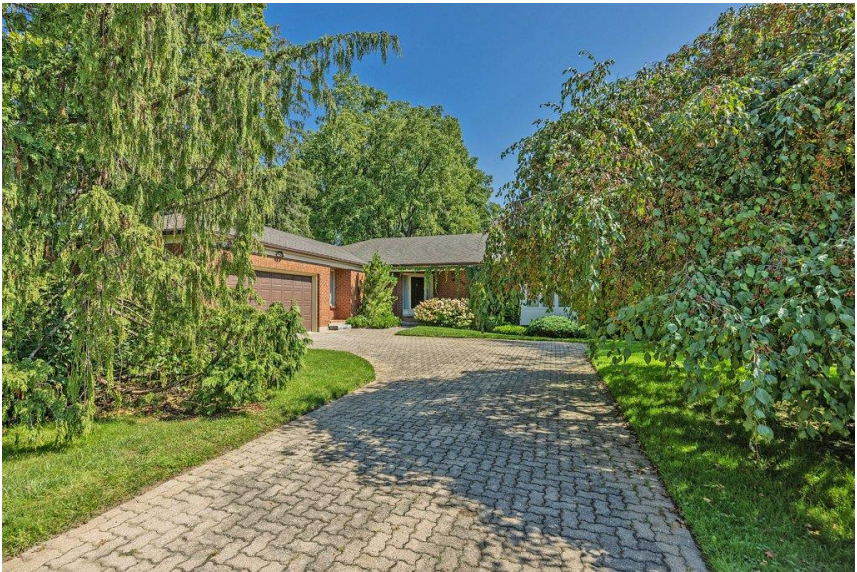
Situated on a mature private lot, enveloped by a canopy of trees and embraced by a secure fence, privacy and serenity are guaranteed.

The allure of this property is not confined to its boundaries, as it resides in a highly desirable neighborhood. Embrace a

leisurely lifestyle with opportunities to explore the nearby Thames Valley golf club, meander along the Thames River, or revel in the natural wonders of Springbank Park.

780 Sunninghill Avenue adds further appeal with its proximity to shopping, dining, and various amenities, ensuring that every convenience is at your fingertips.

This property presents a unique chance to own a luxurious bungalow that not only embodies comfort and elegance but also offers the potential for versatile living arrangements. Don't miss the chance to make this extraordinary residence your very own.



Property Details

ADDRESS: 780 Sunninghill Avenue, London, On. N6H3L8

TYPE: Detached residential

LEGAL DESCRIPTION: PARCEL 15-1, SECTION M20 LOT 15,
PLAN M20 LONDON/LONDON TOWNSHIP

SQ. FT:	2,224 above grade, 2,325 below grade (MPAC).
BEDROOMS:	4; 3 on main level, 1 in basement.
BATHS:	3; 4 piece main, 4 piece ensuite, 3 piece in basement.
LAUNDRY:	In basement.
BASEMENT:	Fully finished, walk up to separate entrance, development potential.
AGE:	42 years – 1981.
ELECTRICAL:	200 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
FLOORS:	Hardwood, ceramic, brick, concrete, carpet.
CEILINGS:	Drywall, plaster, suspended.
WINDOWS:	Vinyl, wood.
EXTERIOR:	Brick, wood.
INTERIOR:	Drywall.
PARKING:	Double wide interlocking private driveway.
GARAGE:	Attached double wide garage.
LOT SIZE:	192.88' x 85.22'.

ZONING:	R1-9
TAXES:	\$7,979.00 (2022).
ROLL #:	393601032020600.
PIN #:	080630125.
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central Air conditioning.
RENTALS:	Hot water tank.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature trees, private rear yard, deck, sunporch.
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer, billiard table.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Immediate.

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