1757 UPPER WEST AVENUE, London South (South B)

Ontario, N6K0J2

1,199,900

For Sale / #X13462972



Bedroom(s): 4

Bathroom(s): 3

Lot Dimensions: 58.6 x 112.3 FT ; 67.28 x 111.02

Description

Welcome to 1757 Upper West Avenue, a custom-built 2+2 bedroom bungalow in the highly sought after community of Warbler Woods West. Combining quality craftsmanship, thoughtful design, and exceptional indoor-outdoor living, this home offers an outstanding opportunity in one of London\'s most desirable neighbourhoods. The striking farmhouse-inspired exterior features Hardie Board siding, stone accents, beautiful wood pillars, stamped concrete driveway, and a spacious covered front porch-perfect for enjoying your morning coffee. Inside, the open-concept main floor showcases white oak hardwood flooring, pot lights throughout, and elegant coffered ceilings in the main living area, primary suite, and guest bedroom. An open staircase with wrought iron railings adds architectural appeal and creates a bright, airy feel throughout the home. The chef-inspired kitchen is designed for both everyday living and entertaining, featuring an impressive 8ft Calacatta Black Quartz island, stone countertops, pot filler at the stove, and a dedicated coffee bar complete with its own sink. Double doors lead directly to the covered rear deck, creating seamless flow between indoor and outdoor spaces. The private primary suite offers a peaceful retreat with a walk-in closet and luxurious ensuite featuring a soaker tub. A second bedroom, main floor laundry, and oversized double-car garage complete the main level. The fully finished lower level expands the living space with two additional bedrooms, a full bathroom, and large recreation area ideal for family, guests, or entertaining. Step outside to your backyard oasis featuring a covered deck and pool area with stamped concrete surround, and gazebo. Backing onto a walking path, the property enjoys added privacy and a beautiful natural buffer from neighbouring homes. Ideally located close to trails, parks, excellent schools, and everyday amenities, this exceptional bungalow delivers luxury, comfort, and lifestyle in the heart of Warbler Woods West. (id:6772)

Features

Area	London South (South B)	**Sewer**	Sanitary sewer
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	1
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**Pool**	Inground pool
Building Type	House	**A/C**	Central air conditioning
Lot Dimensions	58.6 x 112.3 FT ; 67.28 x 111.02 x 58.63 x 112.28	**Total Parking**	6
Heating	Natural gas	**Parking**	Attached Garage,Garage,
Water	Municipal water	**Amenities Near By**	Golf Nearby, Park, Ski area, Schools

Room Details

Lower level	Recreational, Games room	7.7 m x 8.49 m
Lower level	Bedroom	5.94 m x 3.96 m
Lower level	Bedroom	5.14 m x 5.16 m
Main level	Foyer	3.58 m x 5.81 m
Main level	Bedroom	3.37 m x 3.72 m
Main level	Kitchen	4.08 m x 3.37 m
Main level	Dining room	4.08 m x 3.62 m
Main level	Living room	5.91 m x 5.87 m
Main level	Primary Bedroom	4.81 m x 3.96 m
Main level	Laundry room	2.75 m x 3.86 m