10965 RIVER LINE, Chatham-Kent

Ontario, N7M5J4

1,065,000

For Sale / #X13591618



Bedroom(s): 6

Bathroom(s): 3

Lot Dimensions: 165.2 x 667.8 FT|2 - 4.99 acres

Description

Set on 2.47 private acres backing directly onto the Thames River, this custom-built Bouma home offers exceptional quality construction, privacy, and peaceful country living just minutes from Chatham. Featuring a durable ICF (Insulated Concrete Form) foundation, this 2,445 sq. ft. home provides outstanding strength, energy efficiency, and long-term durability.The main floor features 3 bedrooms and 2 full bathrooms with solid hickory cabinetry, including a spacious primary suite. The kitchen showcases solid maple cabinetry, soapstone countertops, a 9.5-foot island, and a large pantry. It opens to a spectacular great room with a soaring 17-foot cathedral ceiling and a wall of large windows overlooking the beautifully landscaped front yard, offering stunning sunrise views year-round. Beveled leaded-glass French doors lead to a bright sitting area, while a beautiful gas fireplace creates a warm and inviting living space.The finished basement adds 3 additional bedrooms, a full bathroom, a spacious family room with a gas fireplace and custom built-in cabinetry, a games room, and abundant storage. A high-efficiency furnace, central air, and durable 30-year shingles provide year-round comfort and peace of mind.Enjoy outdoor living with a 600 sq. ft. deck featuring a natural gas BBQ hookup, a peaceful pond and patio area, and an oversized 836 sq. ft. 2.5-car garage with plenty of room for vehicles, tools, and recreational equipment. The property features a diverse collection of mature Carolinian trees, including tulip, hickory, locust, sycamore, several varieties of oak and maple, and crab apple, along with blue and black spruce and pine bordering the property, creating exceptional privacy and a truly park-like setting.Set well back from River Line and within walking distance of Maple City Country Club golf course, this rare property combines privacy, nature, quality construction, and spacious family living. (id:6772)

Features

Area	Chatham-Kent	**Style**	Detached
Province	Ontario	**View**	River view
Country	Canada	**Stories**	1
Ownership Type	Freehold	**Acreage**	true
Property Type	Single Family	**A/C**	Central air conditioning
Building Type	House	**Water Front**	Waterfront on river
Lot Dimensions	165.2 x 667.8 FT|2 - 4.99 acres	**Total Parking**	10
Heating	Natural gas	**Acres**	2 - 4.99
Water	Municipal water	**Parking**	Attached Garage,Garage,
Sewer	Septic System		

Room Details

Lower level	Family room	4.18 m x 5.33 m
Lower level	Games room	6.63 m x 8.06 m
Lower level	Utility room	12.06 m x 4.33 m
Lower level	Bedroom 4	4.6 m x 2.83 m
Lower level	Bedroom 5	3.63 m x 4.39 m
Lower level	Bedroom	3.57 m x 4.02 m
Lower level	Bathroom	4.82 m x 1.83 m
Lower level	Other	3.52 m x 4.02 m
Main level	Bedroom 2	4.5 m x 3.62 m
Main level	Bedroom 3	3.23 m x 3.53 m
Main level	Foyer	2.43 m x 1.64 m
Main level	Living room	4.35 m x 5.41 m
Main level	Great room	7.98 m x 8.36 m
Main level	Kitchen	3.14 m x 5.81 m
Main level	Primary Bedroom	4.85 m x 3.91 m
Main level	Bathroom	2.77 m x 3.05 m
Main level	Bathroom	2.32 m x 3.05 m
Main level	Laundry room	2.27 m x 2.68 m