23401 MELBOURNE ROAD, Southwest Middlesex

Ontario, N0L1A0

929,900

For Sale / #X13716980



Bedroom(s): 4

Bathroom(s): 3

Lot Dimensions: 664.1 x 77.7 FT ; 419.58ft x 80

Description

Welcome to your private country escape!10 mins from Strathroy or 22 mins from London, this custom 4-bedroom, 3-bathroom bungalow delivers relaxed one-level living paired with a resort-style backyard oasis on 3.8 landscaped acres. Features a heated in-ground pool and covered deck with a built-in saltwater hot tub. Great Room features a propane fireplace, new windows, patio doors and engineered hardwood floors. Spacious primary bedroom with a walk-in closet & 3-piece ensuite bathroom and direct access to the hot tub. 3 more spacious bedrooms for a growing family, one has an external entry door. Convenient main floor laundry. The multi-use basement combines leisure, creativity, and utility into a single cohesive layout. A large entertainment space with new carpet, pellet stove, a games area and 2 hobby rooms plus a workshop with access to the garage. Outdoor lifestyle is on offer with a fully landscaped, mature treed, private yard designed for entertaining with a fenced in pool area, and a 2nd fenced in yard just teeming with wildlife, backing onto farmland. Covered deck with a built-in salt water hot tub & BBQ line to large propane tank, has room for just listening to the call of the birds. Attached 2 car garage with a new EV charger and plenty of parking spots on the newly paved driveway. This property features a Hayter Geothermal Water/Forced Air Furnace & AC system plus the water softener, hot water and propane tanks are owned. Telus security system in place should you wish to activate, and a new fiber optic high speed internet service is available. Upgrades: Basement Carpet (2026), Professional Shrub/Tree Pruning (2026), Paved Driveway (2025), 3 New Patio Doors plus Windows at the back of the Living/Dining/Kitchen & 2pc Bathroom (2025), Pool Creepy (2025), Pool Heater & Winter Cover (2024), EV Charger (2023), Saltwater Arctic Spa Hot Tub (2023), Roof (2022), Kitchen/Dining/Laundry Slate Tile (2019), Dishwasher (2019), Main: Engineered Hardwood (2016) (id:6772)

Features

Area	Southwest Middlesex	**Style**	Detached
Province	Ontario	**Stories**	1
Country	Canada	**Acreage**	true
Ownership Type	Freehold	**Pool**	Inground pool
Property Type	Single Family	**A/C**	Central air conditioning
Building Type	House	**Total Parking**	10
Age	31 to 50 years	**Total Fireplace**	2
Lot Dimensions	664.1 x 77.7 FT ; 419.58ft x 809.82ft x 77.68ft x 671.10ft|2 - 4.99 acres	**Fireplace Type**	Stove
Heating	Other	**Acres**	2 - 4.99
Water	Drilled Well	**Parking**	Attached Garage,Garage,
Sewer	Septic System		

Room Details

Basement	Family room	10.5 m x 5.74 m
Basement	Other	5.3 m x 3.3 m
Basement	Other	4.6 m x 3.3 m
Main level	Great room	7.5 m x 5.6 m
Main level	Laundry room	4.27 m x 1.8 m
Main level	Workshop	9.8 m x 3.2 m
Main level	Dining room	3.5 m x 3.4 m
Main level	Kitchen	3.4 m x 3.4 m
Main level	Primary Bedroom	4 m x 3.8 m
Main level	Bedroom 2	3 m x 2.9 m
Main level	Bedroom 3	3.1 m x 2.9 m
Main level	Bedroom 4	3.1 m x 2.9 m
Main level	Bathroom	3 m x 2 m
Main level	Bathroom	2.3 m x 1.4 m
Main level	Bathroom	1.5 m x 1.3 m