431 ALBERT STREET, South Huron (Exeter)

Ontario, N0M1S1

799,000

For Sale / #X13801168



Bedroom(s): 3

Bathroom(s): 3

Lot Dimensions: 92.9 x 141.8 FT ; 141.24 ft X 9

Description

With the best of modern executive living and character that isn\'t easily replicated today, the Benjamin O\'Neil House is a rare offering. Compared to similar executive properties in larger centres, this home presents an exceptional opportunity to enjoy an elevated lifestyle without the premium price tag. Equally impressive are the substantial investments already completed to enhance efficiency and minimize operating costs, including updated electrical and plumbing systems, a heat pump and window replacement and more. Current utilities are approx. $140/month for hydro and $345/ month for natural gas, supporting over 3,000 square ft of finished living space and an outdoor private retreat that takes entertaining to another level. An expansive Wolf high-density deck, outdoor kitchen, hot tub and a 16 x 16 ft pavilion with a stone fireplace create an exceptional four-season outdoor living experience that resembles more of a private resort than a backyard. Inside, this exceptional residence showcases original 8.5 ft front doors, soaring ceilings, intricate plaster medallions, transoms, rich red pine floors and oversized windows. The principal living and dining rooms offer elegant spaces for everyday living, and the redesigned kitchen introduces a fresh, contemporary feel. Upstairs, 3 spacious bedrooms provide comfort and privacy, including the primary suite with its own sitting room. The spa-inspired bathroom blends classic charm with modern indulgence, featuring heated floors, a clawfoot tub and a 7 ft glass shower. A finished lower offers guest accommodations, a bathroom, a recreation room featuring an 85 inch theatre screen, a home office with heated floors and a hidden speakeasy-inspired wine room. Located 40 minutes from London and Stratford, and just 20 minutes to Lake Huron, this home offers a distinctive opportunity to move in and enjoy substantial restoration, modern mechanical upgrades, historic character and exceptional executive amenities at outstanding value. (id:6772)

Features

Area	South Huron (Exeter)	**Sewer**	Sanitary sewer
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	2
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning
Building Type	House	**Total Parking**	5
Age	100+ years	**Total Fireplace**	1
Lot Dimensions	92.9 x 141.8 FT ; 141.24 ft X 92.88 ft X 141.83 ft X 92.94|under 1/2 acre	**Access**	Year
Heating	Natural gas	**Parking**	Attached Garage,Garage,
Water	Municipal water	**Amenities Near By**	Golf Nearby, Hospital, Park, Place of Worship

Room Details

Lower level	Other	6.69 m x 4.76 m
Lower level	Other	1.96 m x 3.63 m
Lower level	Office	4.45 m x 2.81 m
Lower level	Utility room	3.76 m x 3 m
Lower level	Family room	4.02 m x 5.89 m
Main level	Living room	4.53 m x 4.59 m
Main level	Dining room	6.76 m x 4.31 m
Main level	Kitchen	5.23 m x 4.55 m
Main level	Office	1.96 m x 8.34 m
Main level	Sitting room	3.26 m x 3.34 m
Upper Level	Bedroom	4.14 m x 3.59 m
Upper Level	Sitting room	2.43 m x 3.17 m
Upper Level	Bedroom 2	4.4 m x 3 m
Upper Level	Bedroom 3	4.31 m x 2.92 m