35 BEECH BOULEVARD, Tillsonburg

Ontario, N4G5R8

624,900

For Sale / #X13809826



Bedroom(s): 4

Bathroom(s): 3

Lot Dimensions: 52.5 x 114.8 FT|under 1/2 acre

Description

This spacious 3+1 bed, 2+1 bath raised bungalow sits right next to the Long Point Region Conservation Authority ravine - a setting you won\'t find twice on this street. Located in the sought-after Westfield Public School district, this home also puts you a short walk from Monsignor J.H. O\'Neil Catholic School and Glendale High School, with the soccer park just as easy to reach on foot - a rare win for growing families who\'d rather walk than drive. The main level offers three bedrooms, including a primary suite with a walk-in closet and a 3-piece ensuite, plus a 4-piece main bath. A combined living/dining space with large windows frames the ravine views, while the kitchen walks out through sliders onto an elevated deck overlooking a fully fenced, landscaped yard with firepit area & hot tub - a great place to relax & unwind. Downstairs, the finished lower level does real work: a large bright rec room, a flex room perfect for a home office, gym, or guest space, a 4th bedroom, and a 2-piece bath - room to grow, entertain, or host the whole crew. Other highlights include an ICF foundation, attached double garage(gas is plumbed for a heat unit) with a triple-wide private drive (parking for 6!!), shed, a 220 spa hookup, stainless steel appliances, and a spacious laundry area with great storage. Solid bones, a rare lot, and a walk-everywhere location that works as hard as you do - book your showing before someone else claims the ravine view. (id:6772)

Features

Area	Tillsonburg	**Sewer**	Sanitary sewer
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	1
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning
Building Type	House	**Total Parking**	8
Lot Dimensions	52.5 x 114.8 FT|under 1/2 acre	**Acres**	1/2
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	3.84 m x 3.66 m
Lower level	Bathroom	2.46 m x 1.83 m

Lower level	Utility room	3 m x 4.04 m
Lower level	Other	2.62 m x 2.11 m
Lower level	Recreational, Games room	6.83 m x 4.06 m
Lower level	Bedroom 4	2.95 m x 3.71 m
Main level	Living room	4.29 m x 5.33 m
Main level	Kitchen	3.84 m x 2.74 m
Main level	Primary Bedroom	3.07 m x 3.91 m
Main level	Bedroom 2	2.97 m x 2.74 m
Main level	Bedroom 3	3.07 m x 2.74 m
Main level	Bathroom	2.54 m x 2.21 m
Main level	Bathroom	2.54 m x 1.52 m
Other	Dining room	2.08 m x 1.96 m