2305 CALLINGHAM DRIVE N, London North (North R)

Ontario, N6G0X2

619,900

For Sale / #X13855222



Bedroom(s): 4

Bathroom(s): 4

Lot Dimensions: 26.1 x 91.2 FT ; irregular|unde

Description

Free hold (POTL)4 BEDROOMS + OFFICE | MULTIGENERATIONAL FLEXIBILITY | HOME + OFFICE | Investment OPPORTUNITY: 2305 Callingham Drive is a beautifully designed 3-storey townhome in Callingham Mews, one of Sunningdale\'s desirable neighborhoods. Offering 2,157 sq. ft. approx.. above grade, a double huge garage with man door, and a thoughtfully designed floor plan that can adapt to a variety of lifestyles. The ground level offers a true fourth bedroom/flex room with its own ensuite, creating an ideal setup for a multigenerational household, guest suite, older child, private retreat, or flexible living space. or, a media room, gym, or family room, depending on your needs. The whole house is bright and inviting, featuring an expansive open-concept living and dining area, a gas fireplace, and access to a private terrace. The chef-inspired kitchen showcases professional-quality finishes, stainless-steel appliances, an oversized island, and elegant quartz countertops. In the third level: A functional Laundry and storage space conveniently serving the three bedrooms, making everyday living more practical and organized. Enjoy the exceptional flexibility of this home, whether you are looking for a growing family home, multigenerational living, a dedicated home office, or an investment opportunity with rental potential. This home is outstanding for its layout and features, among current 3 stories home styles. The property is currently tenanted on a monthly basis at providing an opportunity for an investor to continue the tenancy or, for buyers seeking to make the home their own, vacant possession is available, subject to the applicable two-month notice period to the tenant. This is an upscale Sunningdale location close to shopping, schools, fitness facilities, and medical services, with the Medway Trail System and Sunningdale Golf & Country Club within walking distance. This is truly much more than a townhome. It is a home designed to adapt to the way you live, work, and invest. (id:6772)

Features

Area	London North (North R)	**View**	City view
Province	Ontario	**Stories**	3
Country	Canada	**Acreage**	false
Ownership Type	Freehold	**A/C**	Central air conditioning, Ventilation system
Property Type	Single Family	**Total Parking**	6
Building Type	Row / Townhouse	**Total Fireplace**	1
Age	0 to 5 years	**Acres**	1/2
Lot Dimensions	26.1 x 91.2 FT ; irregular|under 1/2 acre	**Parking**	Garage
Heating	Natural gas	**Amenities Near By**	Golf Nearby, Schools, Park
Water	Municipal water	**Maintenance Fee**	181.57 / Monthly
Sewer	Sanitary sewer	**Maintenance Fee Type**	Parcel of Tied Land
Style	Attached		

Room Details

Second level	Living room	6.07 m x 5.33 m
Second level	Dining room	6.86 m x 3 m
Second level	Kitchen	5.79 m x 3.66 m
Second level	Office	3.3 m x 2.39 m
Third level	Primary Bedroom	5.99 m x 3.66 m
Third level	Bedroom 2	4.57 m x 3.35 m
Third level	Bedroom 3	3.3 m x 3.05 m
Ground level	Bedroom	6.35 m x 3.91 m