44 ROYAL CRESCENT, Southwold (Talbotville)

Ontario, N5P3T2

1,299,000

For Sale / #X13860550



Bedroom(s): 6

Bathroom(s): 4

Lot Dimensions: 54.1 x 159.6 FT

Description

Executive living meets an extraordinary setting at 44 Royal Crescent. Just a short commute to London and St. Thomas, this remarkable home offers 4225 sq ft of finished living space, 6 bedrooms and 4 bathrooms, with the scale and versatility to accommodate even the largest or multi-generational family. No expense was spared in the design, construction and meticulous execution of this home. Every detail has been thoughtfully considered and extensively upgraded, bringing an ambitious vision to life as one of Talbotville\'s finest homes. Top-level finishes are spread across all 3 floors, complemented by large windows that draw the outdoors in. The lush greenery and expansive treed ravine views out back breathe life into the interior spaces. At it\'s heart is an exceptional gourmet kitchen overlooking huge living and entertaining spaces including the upscale fireplace feature. The incredible primary suite features a steam shower, soaker tub, dual floating vanities and spectacular dressing room with custom built-ins and a centre island, conveniently beside the primary laundry room. A fully finished walkout lower level featuring a second laundry area and additional upscale fireplace, further elevating the functionality of the home. A signature touch to this home is the elegant, oversized chandelier. Dubbed \"The Crown of Royal Crescent\" by its designer, it\'s a dramatic statement piece befitting the home\'s size and character. Outside, the property is every bit as impressive. An oversized, fully fenced, premium pie-shaped lot opens toward a beautiful treed ravine. The massive covered deck areas provide outstanding outdoor living and tremendous potential to create a truly spectacular backyard retreat. Complete with a double-car garage and abundant parking with the extra long driveway, 44 Royal Crescent combines scale, craftsmanship and a rare setting difficult to find. Treat yourself to this luxurious, custom home on a lot like no other, designed to impress and enjoy for years (id:6772)

Features

Area	Southwold (Talbotville)	**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, Air exchanger
Building Type	House	**Total Parking**	6
Lot Dimensions	54.1 x 159.6 FT	**Total Fireplace**	2
Heating	Natural gas	**Parking**	Attached Garage,Garage,
Water	Municipal water		

Room Details

Second level	Primary Bedroom	4.85 m x 4.82 m
Second level	Bathroom	4.26 m x 3.8 m
Second level	Bathroom	2.29 m x 2.48 m
Second level	Laundry room	2.29 m x 2 m
Second level	Bedroom 3	3.27 m x 6.54 m
Second level	Bedroom	3.39 m x 3.26 m
Second level	Bedroom 2	3.41 m x 4.82 m
Lower level	Bedroom	3.39 m x 4.43 m
Lower level	Bedroom 2	4.05 m x 4.89 m
Lower level	Family room	8.57 m x 4.89 m
Lower level	Bathroom	2.66 m x 2.35 m
Lower level	Utility room	3.13 m x 1.13 m
Main level	Foyer	6.35 m x 3 m
Main level	Dining room	4.54 m x 3.39 m
Main level	Pantry	2.28 m x 1.56 m
Main level	Other	2.28 m x 1.71 m
Main level	Living room	9.23 m x 4.83 m
Main level	Mud room	5.67 m x 2.38 m
Main level	Bathroom	0.99 m x 2.38 m