240 EDGEWATER BOULEVARD, Middlesex Centre (Kilworth)

Ontario, N0L1R0

1,849,900

For Sale / #X13865808



Bedroom(s): 4

Bathroom(s): 4

Lot Dimensions: 68.2 x 125 FT

Description

One-of-a-kind, top-tier design on a premium Edgewater Blvd lot (approx: 2400 sq ft on the main floor + lower approx 2000 finished) . Enjoy abundant windows and stunning view of Komoka Provincial Pond Park from multiple rooms. Both rear decks offer spacious, covered outdoor living-beginning with a main-floor Weatherdek membrane deck and continuing below with a stamped concrete patio. The land behind the home is designated non-buildable by the municipality, and direct access to the pond area is just steps away. Proudly built by Melchers, this home features European tilt-and-turn windows and doors, porcelain flooring throughout the main level, a tray ceiling in the Dining Room, and a beamed ceiling in the Great Room. The walk-out basement expands your living space with in-floor heating, a rec room, a sound-insulated theatre/music room, an additional bedroom (currently used as an office), an exercise area, and ample storage. Additional highlights include a deluxe laundry and mudroom, flexible main-floor rooms, and a standout ergonomic kitchen with high-end appliances. The kitchen opens to the Great Room, where built-ins surround the fireplace. An oversized garage (approx 30 x 25.6 feet) completes the package. Built to last in a beautiful natural setting, close to 3 Conservation Areas and 3 welcoming communities (Kilworth, Komoka, and Delaware). Enjoy very easy access to Highways 402/401. The listing agent can provide a complete list of the upgrades. (id:6772)

Features

Area	Middlesex Centre (Kilworth)	**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, Air exchanger
Building Type	House	**Total Parking**	8
Lot Dimensions	68.2 x 125 FT	**Total Fireplace**	1
Heating	Natural gas, Other	**Parking**	Attached Garage,Garage,
Water	Municipal water		

Room Details

Lower level	Great room	8.76 m x 10.06 m
Lower level	Recreational, Games room	4.215 m x 7.61 m
Lower level	Bedroom	4.008 m x 6.865 m

Lower level	Games room	4.542 m x 6.669 m
Lower level	Other	3607 m x 7.07 m
Lower level	Utility room	2.33 m x 3.729 m
Lower level	Bathroom	3.415 m x 2.34 m
Main level	Foyer	2.675 m x 2.307 m
Main level	Great room	4.5 m x 4.921 m
Main level	Laundry room	2.269 m x 2.791 m
Main level	Mud room	3.689 m x 1.814 m
Main level	Dining room	3.877 m x 3.342 m
Main level	Kitchen	3.361 m x 4.318 m
Main level	Eating area	3.151 m x 3.981 m
Main level	Primary Bedroom	4.564 m x 4.087 m
Main level	Bathroom	2.695 m x 4.091 m
Main level	Bedroom 2	3.805 m x 4.028 m
Main level	Bedroom 3	3.317 m x 3.567 m
Main level	Bathroom	3.34 m x 2.491 m