# 28 THOMAS JANES DRIVE, London South (South G)

Ontario, N6C2G9

## 749,900

For Sale / #X13877920




**Bedroom(s): 4**

**Bathroom(s): 3**

**Lot Dimensions: 35 x 124.7 FT**

## Description

Deceptively spacious, with OVER 2000 sqft. to discover! Old South charm meets coastal-inspired living at 28 Thomas Janes Dr, this distinctive two-storey brick beauty feels like an escape in the heart of the city. Thoughtfully tended landscaping, interlocking paver driveway and an inviting covered porch set the scene for the character within. A spacious foyer welcomes you inside, where classic wainscoting brings timeless elegance to the formal dining room. Through French doors, a flex room offers space for a sitting room, home office or guest retreat. The kitchen pairs soft two toned cabinetry with quartz countertops, stainless steel appliances and a decorative backsplash for a fresh, seaside-inspired feel. The kitchen overlooks the sunken living room garnished with a fireplace, wet bar and views of the backyard. Follow the spiral staircase to an expansive primary retreat, complete with a walk-in closet and 3pc ensuite featuring a tiled walk-in shower. Patio doors open onto an upper balcony overlooking the backyard oasis, a dreamy setting for morning coffee. Two more generously sized bedrooms & a 4pc bathroom complete the upper level, with a 2nd staircase to the main floor. The partially finished lower level offers space for hobbies and crafts, along with storage, laundry and utilities. Additional laundry hookups are available in an upstairs bedroom closet. The fully fenced backyard is your vacation-at-home escape, featuring a heated inground pool, raised patio off the living room, additional concrete patio and pool pump house, perfect for leisurely poolside afternoons and lingering summer evenings. Updates include the driveway and composite fencing (approx 2024), bay window (2026), patio doors (approx 2024), most windows (approx 2018) and gutter guards (approx 2021). All in a sought-after Old South location within walking distance of shopping, public transit and Victoria Hospital. Character, coastal flair and your own backyard escape, welcome home. (id:6772)

## Features

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|---|---|---|---|
| **Area** | London South (South G) | **Sewer** | Sanitary sewer |
| **Province** | Ontario | **Style** | Detached |
| **Country** | Canada | **Stories** | 2 |
| **Ownership Type** | Freehold | **Acreage** | false |
| **Property Type** | Single Family | **Pool** | Inground pool |
| **Building Type** | House | **A/C** | Central air conditioning |
| **Age** | 51 to 99 years | **Total Parking** | 3 |
| **Lot Dimensions** | 35 x 124.7 FT | **Total Fireplace** | 1 |
| **Heating** | Natural gas | **Parking** | No Garage |
| **Water** | Municipal water | **Amenities Near By** | Public Transit, Hospital, Park, Schools |

# Room Details

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|---|---|---|
| **Second level** | Bedroom 2 | 6.26 m x 4.37 m |
| **Second level** | Bedroom 3 | 3.49 m x 3 m |
| **Second level** | Bathroom | 1.52 m x 2.85 m |
| **Second level** | Bathroom | 3.13 m x 1.74 m |
| **Second level** | Primary Bedroom | 5.63 m x 5.83 m |
| **Basement** | Recreational, Games room | 6.64 m x 3.88 m |
| **Basement** | Office | 3.46 m x 3.53 m |
| **Basement** | Laundry room | 3.08 m x 4.02 m |
| **Main level** | Bedroom | 3.53 m x 4.31 m |
| **Main level** | Foyer | 3 m x 3.98 m |
| **Main level** | Dining room | 3 m x 5.44 m |
| **Main level** | Kitchen | 3.63 m x 5.45 m |
| **Main level** | Bathroom | 1.28 m x 1.5 m |
| **Main level** | Living room | 6.26 m x 5.93 m |
| **Upper Level** | Other | 6.26 m x 1.03 m |
| **Ground level** | Other | 6.31 m x 3.42 m |
| **Ground level** | Other | 4.36 m x 2.68 m |