# 16 SINCLAIR DRIVE, Tillsonburg

Ontario, N4G5L7

## 449,900

For Sale / #X14119370




**Bedroom(s): 2**

**Bathroom(s): 2**

**Lot Dimensions: 38 x 85 FT**

## Description

Move-In Ready Living in Hickory Hills! Looking to simplify your life without sacrificing comfort? Welcome to 16 Sinclair Drive, located in Tillsonburg\'s desirable Hickory Hills Adult Lifestyle Community! This beautifully maintained, carpet-free, 2-bedroom, 2-bathroom home offers comfortable one-floor living, thoughtful updates, and the peace of mind that comes with knowing the work has already been done. Step inside and you\'ll immediately appreciate the bright, welcoming atmosphere, updated kitchen, newer flooring, and three skylights that fill the home with natural light. The spacious primary bedroom features a custom walk-in closet and private ensuite with a tiled walk-in shower. You\'ll love the many recent improvements, including a new air conditioner (2026), a reverse osmosis water system (2025), new sinks, faucets, and showerheads (2025), plus a garage door with new springs and alignment (2025). The roof is approximately five years old with an amazing 40-year shingle, giving you even more confidence in your purchase. Outside, enjoy your morning coffee on the covered front porch or unwind on the covered rear composite deck, complete with a custom screen on the patio door. It\'s the perfect spot to relax without worrying about a long list of weekend projects. And the lifestyle? That\'s where Hickory Hills really shines! Residents enjoy access to a private recreation centre, heated outdoor pool, hot tub, and social activities. You\'re also conveniently located near the pedestrian bridge leading to downtown Tillsonburg, with shopping, restaurants, and everyday amenities close by. The best part? There\'s nothing to do but move in and enjoy! Whether you\'re downsizing or simply ready for a more relaxed lifestyle, 16 Sinclair Drive offers the comfort, convenience, and carefree living you\'ve been looking for. Come see how easy your next chapter could be! (id:6772)

## Features

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| **Area** | Tillsonburg | **Water** | Municipal water |
| **Province** | Ontario | **Sewer** | Sanitary sewer |
| **Country** | Canada | **Style** | Detached |
| **Ownership Type** | Freehold | **Stories** | 1 |
| **Property Type** | Single Family | **Acreage** | false |
| **Building Type** | House | **A/C** | Central air conditioning |
| **Age** | 31 to 50 years | **Total Parking** | 2 |
| **Lot Dimensions** | 38 x 85 FT | **Parking** | Attached Garage,Garage, |
| **Heating** | Natural gas | | |

# Room Details

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| **Main level** | Living room | 5.49 m x 4.1 m |
| **Main level** | Primary Bedroom | 4.49 m x 3.51 m |
| **Main level** | Bedroom | 5.19 m x 3.04 m |
| **Main level** | Dining room | 3.11 m x 3 m |
| **Main level** | Kitchen | 3 m x 3.01 m |
| **Main level** | Office | 3.61 m x 3.04 m |
| **Main level** | Laundry room | 3.57 m x 1.64 m |
| **Main level** | Bathroom | 2.62 m x 1.55 m |
| **Main level** | Bathroom | 2.79 m x 1.52 m |