35640 TALBOT LINE, Southwold (Shedden)

Ontario, N0L2E0

1,299,999

For Sale / #X14126306



Bedroom(s): 4

Bathroom(s): 5

Lot Dimensions: 251.5 x 233.9 FT|1/2 - 1.99 acre

Description

Custom built by owners in 2004 for retirement & designed with family & entertaining in mind, this 1.5 storey home features Insulated Concrete Form foundation and walls, heated floors throughout the entire main level, environmentally efficient, & a low maintenance property. The home sits on 1.8 acres, has privacy & gorgeous views of trees and a small creek running through the back of the property & rolling farmland behind. The main floor is accessible with features including 36\" wide doors, no step access from attached 2 car garage (heated epoxy floors) into the laundry (incl. w/d)/ office area with built-ins. A large spacious kitchen with custom maple cabinets, engineered hardwood floors, granite countertops, lots of storage, a xlarge island with seating & is open to the dining area with space for a big dining table, has french doors out to a patio area (with gas hook up) & a beautiful staircase up to the 2nd floor with antique banister. The main floor also features a 2pc powder room, huge living room with gas fireplace & beautiful views of the back yard. The primary bedroom with ensuite has an antique claw foot tub, vanity, dressing room & a separate water closet with walk-in tiled shower & toilet. A large bonus space located on the other side of the house is currently used as a man cave & has a 3 pc bathroom with accessible step-in tub. In-law suite potential! The 3 season sunroom is off the man cave room and features glass sliding doors & glass panels on 2 sides to enjoy the warm weather without the bugs. The room also features a sauna and has a separate entrance and access to the garage. There are 2 accesses to the 2nd floor; one from inside & one from the garage with a chair lift. Upstairs there\'s the 2nd & 3rd bedrooms with custom woodwork storage built-in to the knee walls, 3pc bath, storage/craft room, a 2 pc powder room, 4th bedroom, an additional unfinished storage room over the garage. A custom gem! Approx. 12 minutes to Colonial Talbot 401 exit. (id:6772)

Features

Area	Southwold (Shedden)	**Sewer**	Septic System
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	1.5
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning, Ventilation system
Building Type	House	**Total Parking**	12
Age	16 to 30 years	**Total Fireplace**	1
Lot Dimensions	251.5 x 233.9 FT|1/2 - 1.99 acres	**Acres**	1/2 - 1.99
Heating	Other	**Parking**	Attached Garage,Garage,
Water	Municipal water	**Amenities Near By**	Park

Room Details

Second level	Bedroom 2	8.51 m x 4.06 m
Second level	Bedroom 3	4.7 m x 3.1 m
Second level	Bathroom	2.64 m x 3.25 m
Second level	Other	8.79 m x 4.88 m
Second level	Partial bathroom	1.14 m x 0.94 m
Second level	Bedroom 4	4.75 m x 4.78 m
Second level	Other	7.37 m x 4.01 m
Main level	Kitchen	4.65 m x 6.22 m
Main level	Dining room	7.32 m x 3.71 m
Main level	Partial bathroom	2.52 m x 0.91 m
Main level	Living room	6.45 m x 6.55 m
Main level	Primary Bedroom	4.19 m x 6.55 m
Main level	Bathroom	6.96 m x 2.9 m
Main level	Laundry room	3.81 m x 4.09 m
Main level	Other	6.43 m x 6.6 m
Main level	Bathroom	2.06 m x 1.42 m
Main level	Sunroom	5.87 m x 6.4 m