22445 FAIRVIEW ROAD, Thames Centre

Ontario, N0M2P0

949,900

For Sale / #X14127372



Bedroom(s): 4

Bathroom(s): 1

Lot Dimensions: 363.8 x 333.7 FT ; 363.82ftx33

Description

Welcome to 22445 Fairview Road, where country living meets endless possibility. Set on 2.66 acres of beautifully landscaped, mature treed land just 15 minutes from major amenities, this rare estate lot offers privacy, wide open sky and sunsets that will stop you in your tracks. Step inside the farmhouse and you will instantly feel at home. Warm wood tones flow throughout, blending beautifully with the original charm to create a space that is truly cozy and inviting. Offering 4 bedrooms and 1 bath, with two of the bedrooms featuring walk in closets. Recent updates include new flooring in the front room, breezeway and bathroom, plus a new tub surround. Move in and enjoy it as is, or put your own stamp on it over time. Prefer to build? A scenic secondary driveway entrance on the north side winds through a mature tree line, creating the perfect approach for your future custom home. The infrastructure is already in place, with a 75 kVA transformer on a brand new pole, central metering for multiple services, a 200 amp split ready for a future residence, and natural gas service. The 2022 shop is a dream for hobbyists, trades and entrepreneurs alike. Offering 2,300 sq ft total with a loft and two premium overhead doors, it features 400 amp underground service and is wired for a future furnace, hot water heater, stove, electric car charger and AC. Cat 6 communication cables are already run. Additional highlights include Starlink, parking for 20+ vehicles, drilled well, septic, and A Res zoning on a paved road. Whether you renovate, rebuild or simply slow down and enjoy the view, this is your chance to make the country dream a reality. Book your private showing today! (id:6772)

Features

Area	Thames Centre	**Sewer**	Septic System
Province	Ontario	**Stories**	1.5
Country	Canada	**Acreage**	true
Property Type	Single Family	**A/C**	None
Building Type	House	**Total Parking**	10
Lot Dimensions	363.8 x 333.7 FT ; 363.82ftx333.72ftx 356.03 ft x 311.33 ft|2 - 4.99 acres	**Acres**	2 - 4.99
Heating	Natural gas	**Parking**	Detached Garage,Garage,
Water	Drilled Well		

Room Details

Second level	Bedroom	4.2 m x 3.64 m
Second level	Bedroom 2	4.2 m x 3.93 m
Main level	Kitchen	4.1 m x 5.28 m

Main level	Dining room	3.14 m x 5.28 m
Main level	Bathroom	2.08 m x 1.92 m
Main level	Living room	3.06 m x 5.85 m
Main level	Bedroom	2.97 m x 3.93 m
Main level	Bedroom	2.97 m x 3.93 m