7 BRASHER DRIVE, Tillsonburg

Ontario, N4G5T2

540,000

For Sale / #X14131006



Bedroom(s): 2

Bathroom(s): 3

Lot Dimensions: 59.7 x 106.6 FT|under 1/2 acre

Description

Stepping into the inviting foyer of this rare model in Tillsonburg\'s coveted Hickory Hills Retirement Community, you are immediately greeted by an effortless layout designed for sophisticated main-floor living. The front entryway flows seamlessly into the first of two spacious main-floor living rooms, offering a bright, versatile venue for formal entertaining or a quiet reading retreat. Nearby, the custom-designed kitchen-crafted by Pioneer-serves as the heart of the home, pairing exceptional quality cabinetry with daily culinary functionality. Adjoining the kitchen, the second living area creates an intimate, casual gathering space bathed in natural light. Down the main hallway, two generous bedrooms offer privacy and rest, including a serene primary suite complete with a fully renovated ensuite bathroom complete with a step-in glass shower. A second updated full bath and main-floor laundry round out the primary level for complete, zero-stair convenience. Beyond the main floor, this home features an incredible lower level-a truly rare find in this neighbourhood boasting a finished family room for recreational hobbies, an upgraded half bath, expansive storage and dedicated workshop potential. Outdoors, a municipal-water irrigation system services the entire yard to preserve a crisp green landscape with minimal effort. Mechanical peace of mind comes built-in thanks to updated central air, furnace, water heater, most windows and shingled roof. The attached two-car garage provides seamless vehicle parking and protected entry setting this home apart from its peers. This residence delivers an uncompromised Oxford County lifestyle. Buyers must acknowledge a one time transfer fee of $2,000 and an annual fee of $678 payable to the Hickory Hills Residents Association. (id:6772)

Features

Area	Tillsonburg	**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
Building Type	House	**Total Parking**	4
Age	16 to 30 years	**Acres**	1/2
Lot Dimensions	59.7 x 106.6 FT|under 1/2 acre	**Parking**	Attached Garage,Garage,
Heating	Natural gas	**Amenities Near By**	Golf Nearby, Hospital
Water	Municipal water		

Room Details

Basement	Family room	3.91 m x 8.84 m
Main level	Foyer	2.59 m x 3.91 m
Main level	Living room	6.71 m x 4.6 m
Main level	Kitchen	2.97 m x 3.33 m
Main level	Dining room	3.12 m x 3.33 m
Main level	Living room	3.12 m x 3.33 m
Main level	Laundry room	1.55 m x 2.41 m
Main level	Primary Bedroom	5.33 m x 3.76 m
Main level	Bedroom 2	2.87 m x 3.51 m