35920 TALBOT LINE, Southwold (Shedden)

Ontario, N0L2E0

875,000

For Sale / #X14132342



Bedroom(s): 3

Bathroom(s): 3

Lot Dimensions: 100 x 317.2 FT|1/2 - 1.99 acres

Description

Welcome to this sprawling, custom-built all-brick ranch, ideally situated in Shedden on an impressive 0.90-acre lot, offering easy access to Port Stanley, St. Thomas, and Highway 401, and in the Southwold School District. With approximately 2,200 sq. ft. of living space above grade, this spacious home combines comfortable one-floor living with exceptional space, functionality, and versatility. Freshly painted throughout, this home is ready for its next owners to move in and enjoy! The main floor features three bedrooms, a formal dining room, a welcoming front living room, and a separate family room complete with a functional gas fireplace. The eat-in kitchen offers plenty of space for everyday living, while the convenient main-floor laundry and two-piece bathroom add to the home\'s practical design. The primary bedroom features a walk-in closet and private three-piece ensuite, while the additional bedrooms offer generous closet space. Hardwood stairs with a solid banister lead to the finished lower level, featuring impressive nine-foot ceilings, a large recreation room with a pool table, additional storage, and a workshop area. Whether you\'re looking for extra room for entertaining, hobbies, or family gatherings, this lower level offers plenty of possibilities. Enjoy the outdoors on the two-tiered deck overlooking the expansive property. Additional features include an attached double-car garage with walk-up access from the lower level, parking for approximately 10 vehicles, 200-amp electrical service, central air, central vacuum, an HRV system, and a sump pump. The furnace was replaced approximately eight years ago. Offering generous living space, solid all-brick construction, exceptional parking, and a beautiful country-sized lot, this property provides the space and comfort you\'ve been looking for, all within convenient reach of nearby amenities and major routes. (id:6772)

Features

Area	Southwold (Shedden)	**Style**	Detached
Province	Ontario	**Stories**	1
Country	Canada	**Acreage**	false
Ownership Type	Freehold	**A/C**	Central air conditioning, Air exchanger
Property Type	Single Family	**Total Parking**	13
Building Type	House	**Total Fireplace**	1
Lot Dimensions	100 x 317.2 FT|1/2 - 1.99 acres	**Acres**	1/2 - 1.99
Heating	Natural gas	**Parking**	Attached Garage,Garage,
Water	Municipal water	**Amenities Near By**	Schools
Sewer	Septic System		

Room Details

Basement	Recreational, Games room	9.11 m x 4.72 m
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Basement	Utility room	4.71 m x 11.14 m
Main level	Bathroom	1.94 m x 0.71 m
Main level	Laundry room	4.13 m x 2.7 m
Main level	Living room	3.3 m x 4.41 m
Main level	Bathroom	1.77 m x 3.07 m
Main level	Primary Bedroom	3.58 m x 4.83 m
Main level	Bathroom	3.14 m x 2.54 m
Main level	Bedroom	3.14 m x 3.5 m
Main level	Bedroom	4.25 m x 3.92 m
Main level	Eating area	3.63 m x 2.65 m
Main level	Dining room	4.84 m x 3.5 m
Main level	Family room	4.26 m x 4.95 m
Main level	Foyer	2.31 m x 2.42 m
Main level	Kitchen	3.62 m x 3.81 m