35 BUTTERNUT GROVE, London South (South B)

Ontario, N6K4J4

1,299,900

For Sale / #X14131168



Bedroom(s): 6

Bathroom(s): 4

Lot Dimensions: 112.2 x 105 FT

Description

A rare opportunity awaits in prestigious Warbler Woods West in Byron! Set on an impressive lot with over 100 feet of frontage and beautiful curb appeal, this substantial two storey home offers close to 4,000 sq. ft. of above grade living space plus approximately 1,000 sq. ft. of finished walkout lower level. Built in 1992 and lovingly maintained, this home offers exceptional space, character and great bones, an ideal canvas for buyers looking to introduce their own style and modern updates. Timeless architectural details include circle top windows, transoms, leaded glass and classic crown moulding throughout. The gracious main staircase is complemented by a convenient secondary staircase. Formal living and dining rooms showcase elegant detailing, while the natural wood den features a coffered ceiling and built-in bookcases. The spacious family room shares a two sided fireplace with the kitchen, where a sun filled breakfast nook is highlighted by a charming turret style ceiling. Upstairs are four generously sized bedrooms, including an impressive primary retreat with vaulted ceilings, large windows and a two sided fireplace shared with the spacious ensuite featuring a separate shower and Jacuzzi tub. Another bedroom features vaulted ceilings, while another offers built-in bookcases. The main bath includes both a separate shower and soaker tub. The finished walkout lower level adds tremendous versatility with a recreation room, sitting room, kitchen with eating area, two additional bedrooms and a 4 piece bath. Patio doors open to a stone patio, creating excellent potential for an in-law or extended family suite. With new roof shingles completed in August 2026, remarkable proportions and distinctive architectural character, this is a home ready for its next chapter and your personal vision. (id:6772)

Features

Area	London South (South B)	**Sewer**	Sanitary sewer
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	2
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning
Building Type	House	**Total Parking**	6
Age	31 to 50 years	**Total Fireplace**	3
Lot Dimensions	112.2 x 105 FT	**Parking**	Attached Garage,Garage,
Heating	Natural gas	**Amenities Near By**	Golf Nearby, Park, Place of Worship, Schools
Water	Municipal water		

Room Details

Second level	Bedroom 3	4.38 m x 3.93 m
Second level	Bedroom 4	4.41 m x 3.59 m
Second level	Primary Bedroom	6.43 m x 4.62 m
Second level	Bedroom 2	5.27 m x 3.44 m
Basement	Recreational, Games room	6.1 m x 5.85 m
Basement	Sitting room	6.27 m x 4.71 m
Basement	Bedroom 5	4.25 m x 3.85 m
Basement	Bedroom 5	3.69 m x 3.44 m
Basement	Kitchen	5.7 m x 4.21 m
Main level	Foyer	4.45 m x 2.76 m
Ground level	Family room	6.55 m x 4.62 m
Ground level	Living room	4.98 m x 3.5 m
Ground level	Dining room	4.83 m x 3.89 m
Ground level	Kitchen	5.62 m x 5.02 m
Ground level	Eating area	3.56 m x 3.2 m
Ground level	Den	4.92 m x 3.53 m
Ground level	Laundry room	3.6 m x 2 m