



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
9 SIFTON STREET
WALLACETOWN
\$475,000.00

566 Talbot Street
St Thomas, Ontario N5P 1C4
Call or Text 519-670-9223
earl-taylor@coldwellbanker.ca



EARL TAYLOR
BROKER



FEATURES OF THIS FINE HOME:

- Are you looking for a brick Ranch style home with an attached Garage on a large fenced and landscaped lot just minutes from all amenities? Then you need to take a look at this Wallacetown home.
- Only 25 minutes to St Thomas or 30 minutes to Costco in London.
- The main floor features a bright Livingroom with a bay window seating area, formal Diningroom, workable Kitchen, 3 Bedrooms, a centrally located 5 piece Bath and main floor Laundry.
- The partial basement level is setup as a utility and storage room and the balance is crawl space.
- The rear yard is fully fenced and includes a 12' x 16' steel roofed shed and a 12' x 25' Sundeck with Gazebo.
- This home is serviced by municipal water, a 200 Amp hydro service and a septic tank that was pumped in 2022.
- Other features include owned hot water tank, paved drive, sump pump and newer basement windows.
- Once you tour this beautiful home, you will soon discover that it's perfect for your family.

MAIN FLOOR

LIVINGROOM - 16' 1 x 10' 11	DINING ROOM - 16' 4 x 10' 4	KITCHEN - 13' 11 x 8' 3
PRIMARY BEDROOM - 11' 57 x 11'3	BEDROOM - 10' 10 x 11'	BEDROOM - 10' 5 x 7' 1
LAUNDRY - 10' 4 x 6' 6	FOYER - 8' 4 x 5' 8	BATH - 5 PIECE

TAXES - \$2,902.87 for 2022 LOT SIZE - 82' x 132' IRREGULAR

* Seller reports that the Stove oven does not work properly

For more information on this lovely home please call **EARL TAYLOR** direct at **519-670-9223** today
Visit my website at www.RealEstateinStThomas.ca or email me at earl-taylor@coldwellbanker.ca

Each office is independently owned and operated E&O E