



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
117 MANOR ROAD
ST THOMAS
\$494,900.00

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



FEATURES OF THIS FINE HOME:

Visit the Virtual Tour at <https://bit.ly/3otEOYA>

- Are you looking for a move-in condition 3 Bedroom Bungalow semi-detached home that's close to all amenities? Then look no further than 117 Manor Road.
- The main floor features a bright south facing open concept Livingroom that flows into a formal Diningroom, an Eat-in Kitchen with ceramic flooring, a ceramic backsplash (2023), new window (2023) and includes 3 appliances.
- Down the hall are 3 good sized Bedrooms - the Primary has a patio door providing convenient access to the rear sundeck and yard - great for a future hot tub access, and a 4 piece Bath.
- The lower level features a large Recreation Room with space for a future Kitchen, a 3 piece Bath, a Den, a Bonus Room, a Laundry Room that includes the washer and dryer and a Furnace / Utility Room that doubles as a workshop - bench included.
- Outside you will find a single wide paved Drive that leads to a carport to protect your car from the elements. The extra deep fenced and landscaped rear yard features a translucent covered Sundeck and a Garden Shed.
- Recent updates include front and kitchen windows 2023, steel front and side doors 2023 and the Shingles were replaced in 2010 by Morphy Roofing.

MAIN FLOOR

LIVINGROOM - 17' 1 x 10' 9	EAT-IN KITCHEN - 10' 9 x 13'	DININGROOM - 10' 9 x 8' 6
PRIMARY BEDROOM - 11' 10 x 11' 8	BEDROOM - 11' 11 x 8' 7	BEDROOM - 11' 8 x 9' 6
MAIN BATH - 4 PIECE		

LOWER LEVEL

RECREATION ROOM - 23' 8 x 20' 7	DEN - 10' 11 x 9' 11	BONUS ROOM - 11' 4 x 7' 8
UTILITY ROOM - 20' 5 x 9' 2	LAUNDRY - 10' 7 x 9' 10	BATH - 3 PIECE

TAXES - \$2,508.73 for 2022

LOT SIZE - 36.38' x 147.60'

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

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