



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
130 BALDWIN STREET
TILLSONBURG
\$815,000.00

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



FEATURES OF THIS FINE HOME: [Virtual Tour https://youriguide.com/130_baldwin_st_tillsonburg_on/](https://youriguide.com/130_baldwin_st_tillsonburg_on/)

- Are you looking for a move in condition almost new Bungalow on a fenced and landscaped lot in central Tillsonburg? Then you need to checkout this immaculate Simon Wagler built home at 130 Baldwin Street.
- Walking up to this home, you'll be impressed with the unique architectural features, professional gardens, the double wide concrete drive and the covered front porch - perfect for relaxing at the end of a long day.
- The main level of this beautiful home features an open concept main floor with an inviting Foyer, a bright Livingroom with a lighted tray ceiling and an electric Fireplace (gas connection also available) and wall mounted TV, a Dining area, Kitchen with lots of cabinets and counter space, a centre island, built-in Dishwasher and Microwave plus a Refrigerator with water connection and a gas stove. Also there are 3 Bedrooms, the Primary with a walk-in closet & 3 piece ensuite Bath plus a central 4 piece Bath with a solar light tube & the main floor Laundry provides inside access to the 2 car Garage with opener.
- You'll also enjoy the garden door access from the Kitchen to the 12' x 15' covered textured concrete patio - perfect for entertaining in all weather conditions that overlooks the privacy fenced rear yard.
- The lower level is fully finished and features a large L shaped Recreation Room that is wired for a theatre projection system (equipment excluded), 2 large Bedrooms, a 4 piece Bath, large convenient storage closets and a Cold Room. The large windows for not only light but fire code compliance.
- Should your family have allergies, you'll be happy to know that all flooring throughout this home is quality vinyl plank flooring - no carpets to worry about.
- Other features include a 200A hydro system, an owned tankless water heater and water softener, a Lifebreath HRV system and a lawn sprinkler system.

MAIN FLOOR

LIVINGROOM - 19' x 13'11	KITCHEN - 19' x 13'9	DINING ROOM - 19' x 11'4
FOYER - 6'10 x 6'5	PRIMARY BEDROOM - 15'4 x 12'4	BEDROOM - 11'10 x 11'1
BEDROOM - 11'7 x 10'8	LAUNDRY - 7'2 x 6'8	ENSUITE BATH - 3 PIECE
BATH - 4 PIECE		

LOWER LEVEL

RECREATION ROOM - 35'8 x 18'11	BEDROOM - 15'2 x 14'1	BEDROOM - 16'4 x 14'1
COLDROOM - 22' x 5'5	BATH - 4 PIECE	

TAXES - \$5,279 for 2022

LOT SIZE - 72.31' x 131.89' IRREGULAR

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