



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
**15 RIDGE BLVD,
TILLSONBURG
\$1,399,000**

566 Talbot Street
St Thomas, Ontario N5P 1C4
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EARL TAYLOR
BROKER



FEATURES OF THIS STATELY HOME

- Welcome to 15 Ridge Blvd, an elegant stately home on a beautifully treed and landscaped lot in southwest Tillsonburg. Backing onto a peaceful ravine greenbelt, this meticulously renovated property features a private backyard oasis.
- Combining luxury, comfort, and style, it offers an idyllic living experience. Upon entering, you're greeted by a bright foyer with porcelain tiled flooring and a striking curved staircase.
- The main floor family room, featuring a cozy gas fireplace and large south-facing windows, seamlessly connects to the outdoor area, overlooking the stunning pool.
- The chef's kitchen, fully redesigned with quartz countertops, a breakfast bar, and a professional-grade 48" six-burner gas stove with an automatic downdraft vent, makes meal preparation and hosting effortless.
- A private living room with an electric fireplace provides a cozy retreat, while the convenient laundry room doubles as a garage entrance and poolside exit, complete with a three-piece bath for pool guests.
- You'll love the wood staircase, with its plush carpet runner and two-story lighting fixture. It leads to four spacious bedrooms with new hardwood floors.
- The luxurious primary bedroom boasts an ensuite bath with a tiled shower, soaker tub, heated floors, and a walk-in closet. Plus there's a centrally located fully updated 4 piece Bath.
- The fully finished lower level offers versatile living space, including a recreation room with a gas fireplace, a den, playroom, four-piece bath, cold room, utility room, and a second access to the garage.
- Outside, the newly installed 2023 textured concrete driveway and walkway enhance the homes curb appeal.
- The fully fenced and landscaped backyard, with a 20' x 40' heated saltwater pool and covered sundeck, offers a "staycation" paradise for gatherings or quiet relaxation with views of the treed ravine.
- 15 Ridge Blvd is a rare opportunity to enjoy modern luxury living experience in a truly tranquil setting. It's a truly exceptional place to call home.

[View the Virtual Tour at https://realestateinstthomas.ca/15-ridge-blvd](https://realestateinstthomas.ca/15-ridge-blvd)

LIVING ROOM - 24' 7 x 13' 7
FAMILY ROOM - 19' 9 x 15' 1
BATH - 3 PIECE

MAIN FLOOR
KITCHEN - 21' x 12' 5
LAUNDRY - 13' 5 x 12' 2

DINING ROOM - 12' 5 x 12' 2
FOYER - 15' 1 X 10' 2

PRIMARY BEDROOM - 16' 1 x 13' 9
BEDROOM - 13' 1 x 10'

UPPER LEVEL
BEDROOM - 15' 6 x 12' 3
ENSUITE BATH - 5 PIECE

BEDROOM - 12' 4 x 11' 2
BATH - 4 PIECE

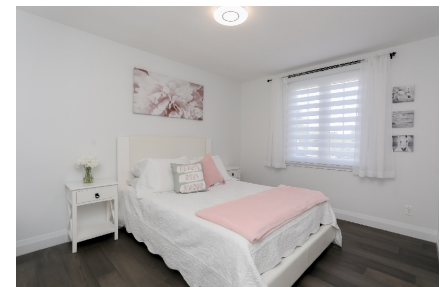
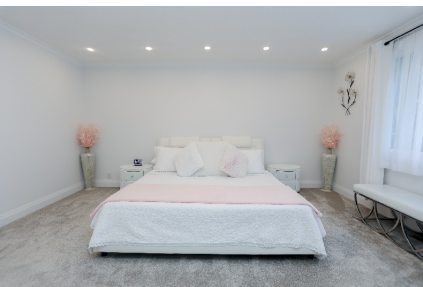
RECREATION ROOM - 23' 8 x 13'
UTILITY ROOM - 16' 2 x 12' 2
BATH - 3 PIECE

LOWER LEVEL
GAMES ROOM - 15' 2 x 9' 4
DEN - 12' 1 x 10' 2

STORAGE ROOM - 15' 3 x 7' 2
COLD ROOM - 15' x 9' 4

TAXES - \$6,284.47 for 2024

LOT SIZE - 80.52' x 233.55'



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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