



**COLDWELL BANKER**  
STAR REAL ESTATE  
BROKERAGE

*Welcome to ...*  
**17 - 19 AUGUSTA CRESCENT**  
**ST THOMAS ON N5R 6J7**  
**\$550,000**

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



### ***FEATURES OF THIS FINE HOME:***

- Welcome to Talbot Chase - a seniors community home located on a Vacant Land Condo lot in Shaw Valley in south west St Thomas.
- This move in condition home features a welcoming Foyer opening to a bright open concept Livingroom with a gas Fireplace, Dining Area and a Kitchen with an L-shaped island and 4 appliances included, 2 Bedrooms - the primary with a 3 piece Ensuite Bath and a walk-in closet, a central 4 piece Bath plus Main floor Laundry with the Washer and Dryer included.
- The basement level features a large Recreation Room and a 3rd Bedroom, a Workshop / Storage area, Utility Room and a 2 piece Bath.
- Outside you'll find a double wide paved drive leading to a 1.5 car Garage with a convenient inside entry and a front porch to relax and enjoy your morning coffee.
- The rear Sundeck, perfect for entertaining, is accessed from the Dining area of the home.
- Updates include Shingles 2015, HVAC System with a fresh air HRV exchanger 2014 and roughed-in Central Vac.
- Condo fee of \$250 per month includes ground maintenance and snow removal.
- Please checkout this beautiful home today and - with no grass to cut or snow to shovel, you'll find that it's the perfect retirement option that you have been looking for.

LIVINGROOM - 15' 4 x 15' 8  
EATING AREA - 10' 1 x 8' 1  
FOYER - 14' 11 x 5' 3

#### **MAIN FLOOR**

DININGROOM - 15' 8 x 14' 1  
PRIMARY BEDROOM - 14' 1 x 12'  
ENSUITE BATH - 3 PIECE

KITCHEN - 11' 9 x 9' 11  
BEDROOM - 12' 1 x 10' 3  
MAIN BATH - 4 PIECE

#### **BASEMENT**

RECREATION ROOM - 22' 7 x 21' 11  
UTILITY ROOM - 7' 4 x 9' 10

BEDROOM - 11' 6 x 9' 9  
BATH - 2 PIECE

WORKSHOP - 18' 5 x 16' 3

TAXES - \$4,598 for 2025

LOT SIZE - 37.25' x 104.93' IRREGULAR

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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