



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
17 JAMES STREET
STRATHROY ON N7G 1S6
New Price \$415,000

566 Talbot Street
St Thomas, Ontario N5P 1C4
Call or Text 519-670-9223
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EARL TAYLOR
Real Estate Broker



FEATURES OF THIS FINE HOME:

- Are you searching for a cute 3 Bedroom bungalow home with a Garage located on a large fenced lot just minutes to Downtown Strathroy? Then depending on whether you need a starter home or a downsizing home, you need look no further.
- LIVING AREA - Located in the centre of the home is the eat-in Kitchen where the family bonds, to the rear past the 4 piece Bath is a large Familyroom with Laundry hookups and access to the rear yard. To the front is a cozy Livingroom which appears to have hardwood floors under the carpeting.
- BEDROOMS - located directly off the Livingroom and the front Foyer are 3 good sized Bedrooms with one appearing to also have hardwood floors under the carpeting.
- OUTSIDE - Visitors can park on the double length concrete drive that leads to a single car Garage with a handy auto door opener. Access to the side door includes a powered wheelchair lift and a portable door ramp.
- REAR YARD - The expansive fenced backyard offers plenty of space for kids, pets, or entertaining, and includes a Garden Shed with hydro. The property also backs onto a municipal lane, allowing for easy yard access.
- BASEMENT - The unfinished basement provides lots of room for storage.
- UPDATES - The Furnace, Central Air, Shingles and many windows have been updated over the past few years.
- WHAT'S NEXT - Book an appointment today and make this cute bungalow your next home.

MAIN FLOOR

LIVINGROOM - 16' 9 x 12' 2	KITCHEN - 11' 7 X x 10' 6	FAMILYROOM - 15' 3 x 15'
PRIMARY BEDROOM - 12' 3 x 11' 4	BEDROOM - 11' 4 x 7' 10	BEDROOM - 11' 3 x 7' 11
FOYER - 4' 11 x 8'	BATH - 4 PIECE	

BASEMENT

UTILITY ROOM

LOT SIZE - 66' x 156.75' IRREGULAR TAXES - \$2,229 for 2025

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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