



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
17 WINDEMERE PLACE
ST THOMAS ON N5P 6H3
New Price \$729,000

566 Talbot Street
St Thomas, Ontario N5P 1C4
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Earl Taylor
Real Estate Broker



FEATURES OF THIS STUNNING HOME:

• Welcome to this beautifully maintained, move-in ready home featuring an In-Law / Multi Generational Suite and set on a peaceful cul-de-sac. Located close to all amenities and easy access to London and HWY 401, it's perfect for families seeking comfort, functionality, and flexibility. • **MAIN FLOOR** - Enter through the charming covered veranda into a welcoming Foyer that opens to a bright, open-concept Living room with a cozy gas Fireplace. The formal Dining Room is ideal for morning light, while the Kitchen - complete with 4 appliances, overlooks a sunny Breakfast area and provides access to the Sundeck and fully fenced rear yard. You'll also appreciate the Mudroom with main-floor Laundry - Washer and Dryer included, a handy side entrance, a 2-piece Bath, and direct access to the attached two-car Garage. • **SECOND FLOOR** - The staircase leads to a spacious Family room with a cathedral ceiling and a 2nd gas fireplace - a perfect gathering space for relaxing evenings. • **BEDROOMS** - Down the hall are 3 generous Bedrooms, including a primary suite with a walk-in closet and a luxurious 5-piece ensuite with a Jacuzzi-style tub and 2 other Bedrooms with vaulted ceilings, plus a central 4-piece Bath. • **IN-LAW / MULTI GENERATIONAL SUITE** - The fully finished basement offers excellent flexibility with an In-Law suite that includes a Livingroom with a 3rd gas Fireplace, a full Kitchen, an Eating area, 4-pc Bath and a Bedroom, plus a Utility room and a Cold room. • **EXTERIOR AND PARKING** - Enjoy outdoor entertaining on the east-facing Sundeck that overlooks the expansive, pie-shaped rear yard with a Garden shed. The double-wide paved driveway accommodates 4 vehicles, and the double Garage features two automatic doors and interior access. • **RECENT UPDATES** - 50-year fibreglass shingles 2014, Owned HWT 2015, A/C unit 2016, Furnace 2021, Patio door 2021, Garage doors & openers 2020, Walkways, flagstone patio, stone wall, and landscaping 2024, Flooring on main level living area and upper baths, plus new side and garage entry doors 2025. • **WHAT'S NEXT** - Don't miss your chance to see this lovingly cared for and thoughtfully updated home. With a full second living unit, generous living spaces, and modern upgrades throughout, it truly has it all.

MAIN FLOOR

| | | |
|------------------------|-------------------------------|------------------------|
| Livingroom - 21' x 13' | Diningroom - 10' x 10' | Kitchen - 11' x 9' |
| Breakfast - 10' x 9' | Laundry Room - 6' 8' x 5' 11" | Foyer - 8' 11' x 6' 4" |
| Bath - 2 Piece | | |

SECOND FLOOR

| | | |
|------------------------------|--------------------------------|-----------------------------|
| Familyroom - 21' 7' x 13' 5" | Primary Bedroom - 17' 4' x 13' | Bedroom 2 - 15' 2' x 10' 3" |
| Bedroom 3 - 12' x 10' | Bath - 5 Piece Ensuite | Bath - 4 Piece |

BASEMENT

| | | |
|---------------------------|-------------------------------|-----------------------------|
| Livingroom - 19' 3' x 18' | Kitchen - 14' 5' x 8' | Bedroom 4 - 16' 5' x 9' 11" |
| Bath - 4 Piece | Utility Room - 12' 7' x 8' 4" | Coldroom - 13' 3' x 4' 3" |

TAXES - \$5,545 for 2025

LOT SIZE - 32.09' x 110.89' IRREGULAR PIE SHAPED

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 E&O E

