



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
17 WINDEMERE PLACE
ST THOMAS ON N5P 6H3
\$750,000

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 Suite and located on a peaceful cul-de-sac, 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 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 with 4 appliances, an Eating area, a Bedroom, 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 In-Law suite, 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

