



**COLDWELL BANKER**  
STAR REAL ESTATE  
BROKERAGE

*Welcome to ...*  
**23 FEATHERS CROSSING,  
ST THOMAS**  
**\$630,000.00**

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



**EARL TAYLOR**  
BROKER



### FEATURES OF THIS FINE HOME

- Welcome to your new home at 23 Feathers Crossing located in Millers Pond in south west St Thomas.
- This beautiful home is a 1200 sq ft 2 + 2 Bedroom 3 Bath Doug Tarry built Net-Zero ready Energy Star certified Easton design semi-detached Bungalow.
- The main floor features an open concept main floor with a bright south facing Great Room, Dining area with patio doors to the Sundeck and privacy fenced rear yard, a Kitchen with hardwood flooring, a quartz countertops including a quartz countertop island and a walk-in pantry, 2 good sized carpeted Bedrooms - the Primary with a 3 pc Ensuite Bath and walk-in closet, main floor Laundry and an inviting Foyer.
- The lower level features a family-sized Recreation Room, 2 carpeted Bedrooms and a 3 pc Bath. Need more space - there's a large Utility Room with an on-demand Hot Water system and a Storage Room.
- Outside you'll find a covered front porch and a double wide paved drive leading to a 1.5 car Garage with inside entry and an auto door opener.
- Across the street is a path that leads to Parish Park and a short walk away is St Joseph's High School, Fanshawe College, Doug Tarry Sports Complex and Lake Margaret where you can catch beautiful trails throughout the city including Pinafore Park.

#### MAIN FLOOR

LIVINGROOM - 11' 5 x 10' 9	DININGROOM - 11' 5 x 8'	KITCHEN - 18' 9 x 12' 5
LAUNDRY - 5' 11 x 5' 9	FOYER - 5' 2 x 22' 4	PRIMARY BEDROOM - 11' 5 x 14' 10
BEDROOM - 9' 10 x 9' 3	ENSUITE BATH - 3 PIECE	BATH - 4 PIECE

#### LOWER LEVEL

RECREATION ROOM - 18' 9 x 14'	BEDROOM - 10' 11 x 10' 4	BEDROOM - 10' 11 x 10' 1
BATH - 3 PIECE	STORAGE - 22' 4 x 14' 10	STORAGE - 15' 1 x 6' 3

TAXES - \$4,242.66 for 2024

LOT SIZE - 36.15' x 114.92'

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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