



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
241 WOODWORTH CRESCENT
ST THOMAS
\$625,000.00

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:

- Are you looking for a Ranch style home that's located on a large treed lot backing onto a conservation area and lake and on a quiet street in north west St Thomas? Then you need to see this home.
- Yes this home is in need of upgrades however, you will have to search high and low to find a lot to match this amazing location.
- The main floor features a south facing Livingroom with a fireplace - not operational and a formal Diningroom, both with hardwood floors, a good sized eat-in Kitchen with inside access to the single car Garage, 3 Bedrooms - 1 with access to the rear patio - and 2 with large double corner windows, a 4 piece ensuite Bathroom and a 2 piece central Washroom.
- The basement is unfinished and features a Recreation Room and a large Utility / Laundry Room.
- This home is serviced by a 100 Amp electric service, a natural gas heating system and a newly installed sewer line connection from the house to the municipal connection point August 2023.
- Once you see this home, you'll be impressed with the location and discover the possibilities that it offers your family needs for years to come.

MAIN FLOOR

LIVINGROOM - 25' x 17' 1	DINING ROOM - 15' 5 x 13' 5	KITCHEN - 21' 1 x 12' 6
PRIMARY BEDROOM - 15' 2 x 12' 11	BEDROOM - 12' 11 x 12' 4	BEDROOM - 13' x 13'
FOYER	ENSUITE BATH - 4 PIECE	BATH - 2 PIECE

BASEMENT

REC ROOM - 26' x 16' 10 UTILITY / LAUNDRY - 24' 7 x 17' 1

TAXES - \$3,858.36 for 2022

LOT SIZE - 85.15' x 340.87' IRREGULAR (0.795 ACRES)

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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