



**COLDWELL BANKER**  
STAR REAL ESTATE  
BROKERAGE

*Welcome to ...*  
**27 FOURTH AVENUE**  
**ST THOMAS ON N5R 4H1**  
**\$375,000**

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



**EARL TAYLOR**  
Real Estate Broker



### **FEATURES OF THIS FINE HOME:**

- If you're looking for a solid, move-in-ready two-storey home that offers plenty of space for your growing family, this home is definitely worth a look.
- **MAIN FLOOR:** Step inside from the bright 3-season sunroom into a welcoming foyer. The foyer opens to a bright, east-facing Living room and a formal Dining room. The functional Kitchen features updated cabinetry and includes three appliances. A convenient rear Mudroom provides access to both the basement and the covered rear porch, which leads to the rear Yard.
- **SECOND FLOOR:** The second floor offers three Bedrooms, each featuring its own closet and ceiling fan.
- **BASEMENT:** The full, unfinished Basement provides excellent storage and utility space. It includes the Laundry area - with washer and dryer included, a shower stall, and additional space for storage or future use.
- **REAR YARD:** Enjoy the privacy of the treed and fenced rear yard, complete with a garden shed.
- **PARKING:** A mutual driveway leads to a steel-covered Carport area, providing convenient parking.
- **WHAT'S NEXT:** Once you've had a chance to view this lovely home, you'll find that after adding your own personal touches, it will be perfect for your growing family.

LIVINGROOM - 10' 1 x 10' 11  
FOYER - 5' x 4' 1  
HALLWAY - 6' 5 x 5'

#### **MAIN FLOOR**

DININGROOM - 12' 3' x 16' 5  
SUNROOM - 6' 7 x 16' 4  
BATH - 4 PIECE

KITCHEN - 12' 3 x 14' 1  
MUDROOM - 7' 7 X 10' 2

#### **SECOND FLOOR**

PRIMARY BEDROOM - 12' 2 x 8' 9

BEDROOM 2 - 10' 8 x 8'

BEDROOM 3 - 10' 8 x 8'

TAXES - \$2,424.98 for 2026

LOT SIZE - 30' x 120' IRREGULAR

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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