



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
27 STEELE STREET
ST THOMAS ON N5R 2Y2
NEW PRICE \$450,000

566 Talbot Street
St Thomas, Ontario N5P 1C4
Call or Text 519-670-9223
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Earl Taylor
Real Estate Broker



FEATURES OF THIS FINE HOME:

- **FIRST TIME OR DOWNSIZING BUYER ALERT** - Are you looking for a move-in condition home on a quiet street that's also close to all amenities? Then you need to checkout this home.
- **MAIN FLOOR** - As you enter this home, you'll love the open-concept design with a bright south facing Livingroom and Diningroom with laminate flooring. The large workable Kitchen features a new stainless steel Refrigerator and Stove plus a Dishwasher and as bonus there's a patio door to the rear Sundeck and Yard.
- **BEDROOMS** - Down the hall you'll find 3 good sized Bedrooms - all with easy care laminate flooring, plus a 4 piece Bath and Main Floor Laundry.
- **BASEMENT** - Accessed from the Kitchen area, the finished basement features a large L-shaped Recreation Room, a partially finished Bonus Room, a 3 piece Bath and a large Utility / Storage Room.
- **PARKING** - Your private paved drive will easily fit your 2 vehicles.
- **OUTSIDE** - Relax with your morning coffee on the south facing covered front Porch or entertain on your rear Sundeck that overlooks the extra deep fully fenced rear yard that backs onto open space.
- **RECENT UPDATES** - This home has been completely repainted in a neutral colour that will easily fit your design details, Shingles 2019, Furnace 2020.
- **ADDITIONAL RESIDENTIAL UNIT** - With the current placement of the basement stairwell, adding a separate rear entrance would easily allow the development of a basement residential unit making this a great investment opportunity.
- **AMENITIES** - Only minutes to Home Hardware, Fast Food options, Smart Centre, Walmart, Banks, Elgin Centre, Schools, Recreation facilities and more!

MAIN FLOOR

LIVINGROOM - 12' 3 x 12' 2
FOYER - 5' 2 x 5'
BEDROOM - 10' 3 x 8' 3

DINING ROOM - 12' 3 x 8' 2
PRIMARY BEDROOM - 11' 8 x 10' 5
LAUNDRY - 7' 6 x 3'

KITCHEN - 15' 6 x 10' 8
BEDROOM - 11' 6 x 11' 2
BATH - 4 PIECE

BASEMENT

REC ROOM - 30' 1 x 15' 3
BATH - 3 PIECE

GAMES ROOM - 14' 6 x 11' 1

UTILITY / STORAGE ROOM - 19' 9 x 11'

TAXES - \$2,686 for 2025

LOT SIZE - 33' x 165'

For more information on this lovely home please call **EARL TAYLOR** direct at **519-670-9223** today
Visit my website at www.RealEstateinStThomas.ca.ca or email me at earl-taylor@coldwellbanker.ca E&O E

