



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
3 MONTCALM STREET
ST THOMAS
\$575,000.00

566 Talbot Street
St Thomas, Ontario N5P 1C4
Call or Text 519-670-9223
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EARL TAYLOR
BROKER



FEATURES OF THIS FINE HOME: For more info visit <https://realestateinsthomas.ca/3-montcalm-street>

- Are you looking for a beautiful all brick ranch on a treed and landscaped lot and close to all amenities? And to top it off - there's a fabulous 18' x 36' in-ground pool in the backyard for the perfect staycation holiday that lasts all summer long.
- The main floor features a bright south facing Livingroom with hardwood floors that run through to the formal Diningroom.
- The upgraded Kitchen is the perfect space to prepare family meals as well as entertaining guests.
- Down the hall you will find more hardwood floors that flow into the 3 good sized bedrooms plus a centrally located 3 piece Bath.
- The basement is fully finished as a Recreation Room with kitchenette cabinetry, a Craft / Games Room, a 5 piece jacuzzi style Bath with an oversized walk-in shower that has the look and feel of a high end spa, a Laundry / Furnace Room and a 6' x 19' cold cellar.
- Outside you'll find an enlarged single wide paved drive that leads to a 16' x 24' detached Garage that doubles as a Pool entertainment room, a 10' x 12' Garden Shed, a 15' x 46' concrete patio with Gazebo.
- Checkout this home today and you'll soon discover that it's perfect for your growing family.

MAIN FLOOR

LIVINGROOM - 22' 2 x 11' 4	DINING ROOM - 11' 1 x 8' 6	KITCHEN - 14' 2 x 11' 6
FOYER - 5' 8 x 4' 2	PRIMARY BEDROOM - 11' 4 x 10' 10	BEDROOM - 11' 1 x 8' 6
BEDROOM - 10' 10 x 9'	BATH - 3 PIECE	

BASEMENT

REC ROOM - 25' 7 x 22' 8	GAMES ROOM - 11' 7 x 10' 9	LAUNDRY - 15' 3 x 11' 4
BATH - 5 PIECE JACUZZI STYLE - 11' 4 x 10' 11		COLD ROOM - 19' x 6' 4

TAXES - \$3,503.18 for 2023

LOT SIZE - 66' x 132'

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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