



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
35613 VICTORIA STREET
FINGAL ON N0L 1K0
\$775,000

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



FEATURES OF THIS FINE HOME:

- Are you looking for a beautiful brick Ranch Bungalow on a large corner lot just minutes from St Thomas?
- Then you need to checkout 35613 Victoria (Queen) Street in the cute village of Fingal - just 12 minutes west of St Thomas, 10 minutes north of Port Stanley and 25 minutes to London.
- The main floor of this home features a west facing Livingroom, an open concept Kitchen with an island and includes 4 appliances and main floor Laundry.
- Down the hall are 4 Bedrooms and an updated 4 piece Bath.
- As a bonus, there's a large Familyroom adjacent to the Garage with a patio door to the Sundeck, above ground Pool and the Fully fenced yard.
- The partial basement is accessed from outside and contains the HVAC system and hot water tank.
- Outside you'll find a paved double wide drive that leads to a 1.5 car attached Garage, a fully fenced yard - the east fence is a newer privacy fence - that encompasses an 10' x 14' Garden Shed, a large Sundeck and an above ground Pool.
- Recent upgrades include steel roofing 2022, east privacy fence 2025, HVAC System 2021, Eaves, Soffit and Fascia 2021, Driveway 2022, HWT 2021, 200 Amp Breaker panel 2022, Refrigerator and Stove 2023, Microwave 2025, Pool pump 2024.
- Note: Municipal sewers are scheduled to be installed throughout the village of Fingal in 2026 (southwold.ca).
- Please don't miss your opportunity to checkout this home - you'll find that it's perfect home for your growing family.

MAIN FLOOR

LIVINGROOM - 23' 3' x 14' 1
FAMILYROOM - 14' 1 x 12' 1
BEDROOM - 11' 3 x 12' 6
BATH - 4 PIECE

DININGROOM - 15' 3 x 12' 1
PRIMARY BEDROOM - 14' 1 x 12' 8
BEDROOM - 10' 7 x 7' 10

KITCHEN - 15' 10 x 10' 8
BEDROOM - 13' 5 x 10' 8
LAUNDRY - 7' 5 x 6' 10

BASEMENT

UTILITY ROOM - 7' x 28'

TAXES - \$3,122 for 2025

LOT SIZE - 132' x 133.98 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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