



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
4 MONTCALM STREET
ST THOMAS
\$490,000.00

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 4 bedroom home on a large fenced lot and with an in-ground Pool in northwest St Thomas?
- Then let's have a look at your new home at 4 Montcalm Street.
- This 1 1/2 storey home features a main floor with a bright Livingroom, Kitchen, Familyroom overlooking the rear yard and Pool, 2 Bedrooms and a 4 piece Bath.
- The upper level has 2 extra Bedrooms.
- The lower level includes a Recreation Room with a wood stove, Laundry Room and a Storage / Utility Room.
- Outside, the double wide paved drive leads to a double car Garage and the rear yard is all setup as your "staycation oasis" with a safety fenced 18' x 36 in-ground Pool in a privacy fenced and treed yard with 3 Garden Sheds.
- Upgrades include Steel Roof approx 10 years old, many windows, front door and patio door 2022 approx, pool liner 2023, concrete skirt around pool 2023, water softener, heat pump and on-demand water heater.
- Checkout this home today and you'll soon discover that it's perfect for your growing family.

MAIN FLOOR

LIVINGROOM - 15' 4 x 11' 7
FAMILY ROOM - 19' x 9' 7
BATH - 3 PIECE

KITCHEN - 13' 4 x 11' 10
PRIMARY BEDROOM - 11' 6 x 10' 2

FOYER - 3' 6 x 3' 5
BEDROOM - 10' 4 x 9' 3

SECOND FLOOR

BEDROOM - 15' 5 x 12' 2

BEDROOM - 11' 9 x 10' 7

BASEMENT

REC ROOM - 22' 6 x 18' 4

LAUNDRY - 17' 4 x 8' 1

UTILITY ROOM - 17' 8 x 10' 1

TAXES - \$3,144.56 for 2024

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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