



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
42 PONSFORD PLACE
ST THOMAS
\$575,000.00

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 move-in condition 3 Bedroom 2 Bath red brick Bungalow with a landscaped lot on a quiet street in north west St Thomas? Then you need to have a look at this beautiful home!
- The main floor features a bright east facing Livingroom, an open concept Dining Room and Kitchen with a large centre island, a gas stove and access to the covered rear Sundeck, 3 Bedrooms and a central 4 piece Bath.
- The lower level features a huge Recreation Room that will easily accommodate a pool table, a Craft Room, another 4 piece Bath, a large Utility / Laundry Room and a Cold Room.
- Outside you will enjoy the covered front porch, the 12' x 13' 6 covered Sundeck, the paved drive leading to a single car garage with auto door opener and inside entry to Kitchen area and the fenced rear yard with a Garden Shed.
- Recent updates make this like a new home with upgrades including main level flooring 2024, lower level carpeting 2024 and fresh paint 2024.
- This home is located minutes to London and Hwy 401 and the 1Password Park Recreation facility.

MAIN FLOOR

LIVINGROOM - 15' 4 x 13'	DINING ROOM - 15' 4 x 8' 7	KITCHEN - 14' 3 x 12' 11
PRIMARY BEDROOM - 11' 11 x 11' 10	BEDROOM - 11' 10 x 8' 5	BEDROOM - 11' 11 x 8' 5
BATH - 4 PIECE		

BASEMENT

REC ROOM - 38' 8 x 14' 6	CRAFT ROOM - 12' 1 x 13' 8	UTILITY / LAUNDRY - 14' 7 x 11' 3
COLD ROOM - 15' 2 x 4' 3	BATH - 4 PIECE	

TAXES - \$3,762.69 for 2023

LOT SIZE - 46.22 x 115.74'

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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