



**COLDWELL BANKER**  
STAR REAL ESTATE  
BROKERAGE

*Welcome to ...*

**48 DUNWICH DRIVE  
ST THOMAS**

**\$485,000.00**

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 cute 3 Bedroom bungalow located on a large lot on a nice quiet street in south east St Thomas? Then look no further!
- This home features a bright east facing Livingroom and a formal Diningroom - note the hardwood floors under the carpet
- An Eat-in Kitchen with lots of cabinet and counter space - 4 appliances included
- Down the hall is a centrally located 4-piece Bath and 3 Bedrooms - all with hardwood flooring - one Bedroom has a patio door that provides access to a "Four Seasons" Sunroom with 3 walls of glass overlooking the treed and landscaped yard.
- Downstairs you'll find a large Recreation Room - note the large storage closet, a Craft Room, a Laundry / Furnace Room, a Workshop - the workbench stays and a 3-piece Bath.
- Outside you'll find a single wide paved drive, a large fenced lot with an 8' x 10' Garden Shed with hydro and built on a concrete pad.
- Once you see this home, you'll be impressed with the condition, the location and how it will suit your family needs for years to come.

**MAIN FLOOR**

LIVINGROOM - 19' 11 x 12'	DINING ROOM - 8' 11 x 8' 1	KITCHEN - 14' 3 x 12' 6
PRIMARY BEDROOM - 12' 4 x 9' 8	BEDROOM - 10' 8 x 10'	BEDROOM - 9' 6 x 8' 10
SUNROOM - 12' 9 x 9' 4	BATH - 4 PIECE	

**BASEMENT**

RECREATION ROOM - 24' 8 x 23' 1	CRAFT ROOM - 12' x 11'6	LAUNDRY - 16' 10 x 10' 11
WORKSHOP - 11' 6 x 8' 11	BATH - 3 PIECE	

TAXES - \$3,127.97 for 2022

LOT SIZE - 56.70' x 156.76 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](http://www.RealEstateinStThomas.ca) or email me at [earl-taylor@coldwellbanker.ca](mailto:earl-taylor@coldwellbanker.ca)

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