



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...

**4838 SWITZER DRIVE
SOUTHWEST MIDDLESEX
\$375,000.00**

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 home located on a large country lot, backing onto a treed ravine and surrounded by numerous recreational activities, yet close to all amenities? Then you need to have a look at this year round home located in Silver Dove Estates!
- This is a one floor double wide home built in 2017 by Comfort Homes and set on a concrete slab with an enclosed crawl space storage area beneath. This 1153 sq ft Bungalow features a bright west facing Livingroom with a cozy Fireplace, an open concept Dining area and Kitchen with a centre island and 4 newer appliances are included, a centrally located 4 piece Bath, Laundry Room with Washer and Dryer included, 2 Bedrooms - the Primary with a walk-in closet and a large 4 piece Ensuite Bath.
- Outside you'll find 2 sheds - both with hydro, one is 12' x 14' and the other is 8' x 12'.
- Park fee includes water, Water/Sewer testing \$36.20/month for 6 months from November to April only.
- Silver Dove Estates is a unique recreational facility with seasonal and 12 month living options. It includes a salt-water Swimming Pool, a Recreation Hall with Washrooms and Showers, a Pond, Mini golf, Shuffleboard, Horseshoe pits and Natural Hiking Trails. This facility is serviced by a self contained sewage system and community well. Details on the park can be found at www.silverdoveestates.com

MAIN FLOOR

LIVINGROOM - 18' 3 x 10' 10	KITCHEN - 14' 8 x 10' 10	DININGROOM - 7' 8 x 10' 11
PRIMARY BEDROOM - 12' 11 x 10' 11	BEDROOM - 9' 10 x 10' 11	LAUNDRY - 7' x 7' 4
ENSUITE BATH - 4 PIECE	BATH - 4 PIECE	

TAXES - \$1,474.08 for 2024 LOT SIZE - 73' x 193' IRREGULAR

For more information on this lovely home please call **EARL TAYLOR** direct at 519-670-9223 today

Visit my website at www.HeyEarl.ca or email me at earl-taylor@coldwellbanker.ca

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