



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
5229 WALES CRESCENT
COPENHAGEN ON N5H 2R2
NEW PRICE \$1,099,000

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



Earl Taylor
Real Estate Broker



FEATURES OF THIS STUNNING EXECUTIVE HOME:

- Discover this stunning custom-built Colonial 2 storey home, perfectly situated on a beautiful 1.01 acre pie-shaped lot complete with an 18' x 36' in-ground Pool. • Built by Hayhoe Homes and located in the desirable Wales Subdivision in the village of Copenhagen, this exceptional property offers rural tranquility with convenient access to local amenities and just minutes south of Aylmer and north of the Lake Erie beaches of Port Bruce.
- Step inside from the charming covered front porch to a welcoming Foyer leading to a bright, south-facing Den and a spacious open-concept Diningroom with a cozy gas Fireplace.
- The adjoining dream Kitchen will impress any home Chef with quartz countertops, an oversized quartz island with sink, a pantry & 3 stainless steel appliances including a gas stove with a pot-filler faucet.
- Entertaining is effortless in the expansive Familyroom, highlighted by backyard views and a garden door opening to the patio and pool area. • A convenient 2-piece Bath near the main floor Laundry Room which offers interior access to the heated 2 car Garage, with flecked epoxy flooring and auto door opener.
- Upstairs, you'll find 4 generous Bedrooms and a central 5-piece Bath. The primary suite offers abundant closet space and a 4 piece ensuite Bath. • The full basement offers excellent potential for future finishing to suit your family's needs.
- Outdoors, enjoy the front perennial gardens - accented with stacked limestone boulders, a double-wide paved driveway with room for 6 vehicles, and a massive fenced yard overlooking the peaceful countryside. • Summer living is at its finest as your family and friends splish-splash in the resort quality 18' x 36' heated in-ground Pool surrounded by a concrete patio, 5' black steel fencing and the 10' x 20' Pool Shed offers a convenient 3-piece seasonal wash/change room.
- This meticulously maintained executive home offers space, style, and lifestyle - everything you've been looking for. Don't miss this opportunity to make it yours.

MAIN FLOOR

Livingroom - 11' 3 x 11' 7	Diningroom - 13' 10 x 20'	Familyroom - 15' 5 x 22' 3
Kitchen - 13' 10 x 15' 2	Laundry Room - 10' 11 x 5' 11	Garage - 19' 11 x 21' 7
Foyer - 17' 8 x 10' 11	2pc Bath - 3' 6 x 7' 10	

SECOND FLOOR

Primary Bedroom - 13' 11 x 11' 6	Bedroom 2 - 10' 2 x 11' 3	Bedroom 3 - 10' 2 x 13' 11
Bedroom 4 - 10' 1 x 10' 3	4pc Ensuite Bath - 5' 3 x 12' 9	5pc Bath - 6' 7 x 11' 3

BASEMENT

Unfinished - 13' 9 x 36' 1	Unfinished - 11' 1 x 14	Utility Room - 11' 2 x 20' 4
----------------------------	-------------------------	------------------------------

TAXES - \$6,335 for 2025

LOT SIZE - 69.42' x 210.72' IRREGULAR (1.01 ACRES)

For more information on this lovely home please call **EARL TAYLOR** direct at **519-670-9223** today
Visit my website at www.ChangingHousesIntoHomes.ca or email me at earl-taylor@coldwellbanker.ca E&O E

