



**COLDWELL BANKER**  
STAR REAL ESTATE  
BROKERAGE

*Welcome to ...*  
**53 HAGERMAN CRESCENT**  
**ST THOMAS**

**\$650,000.00**

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



**FEATURES OF THIS FINE HOME:** Visit the Virtual Tour at <https://bit.ly/53hagerman>

- Are you looking for an immaculate move-in condition 4 level sidesplit in south St Thomas?
- This Ostojic built home features an open concept main floor with a south facing Livingroom, formal Dining area and Foyer with an inside Garage access - all with a soaring 11'6" ceiling height, plus a Kitchen with a Breakfast Bar and a garden door to the rear yard.
- The upper level features 2 Bedrooms - the Primary with a walk-in closet and a 4 piece ensuite privilege Bath.
- The lower level is a huge Recreation Room with a cozy gas Fireplace and lots of built-in display shelves and cabinets plus a 3 piece Bath with venetian plaster walls.
- The basement level is a large unfinished utility area offering lots of storage plus a Cold Room.
- The large privacy fenced rear yard is the perfect place for entertaining on the textured concrete patio plus there's a Garden Shed for storing all of your garden equipment
- Other features include a Lifebreath air exchange system, Shingles replaced in 2019 approximately, double wide textured concrete driveway, hardwired for a security system, surround sound and main floor ceiling speakers.

**MAIN FLOOR**

LIVINGROOM - 12'9 x 11'  
FOYER - 15'7 x 4'5

KITCHEN - 10'7 x 9'3

DININGROOM - 12'9 x 13'4

**SECOND FLOOR**

PRIMARY BEDROOM - 18'11 x 11'11  
ENSUITE PRIVILEGES BATH - 4 PIECE

BEDROOM - 11'10 x 9'11

**LOWER LEVEL**

RECREATION ROOM - 26'4 x 17'3 BATH - 3 PIECE

**BASEMENT**

UTILITY ROOM - 33'4 x 16'5 COLD ROOM

TAXES - \$4,271.19 for 2022

LOT SIZE - 37' x 124' 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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