



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
607 HIGHVIEW DRIVE
ST THOMAS ON N5R 6B4
\$569,000

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 move-in condition 3 Bedroom brick Bungalow with a fully finished basement, located on a nicely landscaped lot that backs onto a park? Then you need to have a look at this immaculate bungalow.
- The main floor features a spacious open concept floorplan with hardwood flooring and a vaulted ceiling, encompassing a bright south facing Livingroom overlooking a Dining area and an updated Kitchen with a Breakfast Bar, stainless steel appliances with a gas connection plus convenient access to the covered rear Sundeck.
- There are also 3 good sized Bedrooms with laminate flooring and an updated centrally located 3 piece Bath.
- The lower level features a large Recreation Room with a cozy gas Fireplace, a Den / Craft Room with laminate flooring, a 4 piece Bath, a Utility / Laundry / Storage Room and a Cold Room.
- Outside you'll find a covered front Porch, a paved drive for 3 vehicles, a covered Sundeck that's perfect for all-weather entertaining, a fully fenced rear yard that backs onto Oldewood Park and an 8' x 15' Garden Shed.
- Recent updates include Central Air 2022, Main floor Bath renovated 2022, Owned Hot Water Tank 2019, Shingles 2018, Front and Side doors 2022, painted throughout 2022 and west side fence 2024.
- Forest Park Public School, St Annes Catholic Elementary School, Pierre Elliott French Immersion Public School and Central Elgin Collegiate High School, Elgin Centre Shopping Mall, YMCA and other Recreational facilities are nearby.
- Don't miss the opportunity to view and own this beautiful home.

MAIN FLOOR

LIVINGROOM - 18' 4 x 13'

KITCHEN - 13' x 9' 7

DININGROOM - 13' 9 x 14' 3

PRIMARY BEDROOM - 16' 6 x 10' 11

BEDROOM - 12' 2 x 10' 4

BEDROOM - 11' 1 x 10' 3

BATH - 3 PIECE

BASEMENT

RECREATION ROOM - 32' 4 x 22' 10

CRAFT / DEN - 15' 4 x 12' 7

LAUNDRY / UTILITY - 10' 9 x 11' 6

COLD ROOM - 13' 4 x 4' 1

BATH - 4 PIECE

TAXES - \$3,061.37 for 2024

LOT SIZE - 37.25' x 104.93' 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** or email me at **earl-taylor@coldwellbanker.ca**

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