



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
6361 SUNSET ROAD
ST THOMAS
\$625,000.00

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 Ranch style home on a large country lot backing and siding onto a ravine? Then please take a look at this home.
- Set back from the road with a paved circular drive with 2 access points to Sunset Road, this brick ranch home offers great curb appeal and is close to all amenities - half way between St Thomas and Port Stanley and only 20 minutes to London and Hwy 401.
- The main floor features a large bright Livingroom, formal Diningroom and Kitchen, 3 Bedrooms and an updated 4 piece Bath.
- The lower level features a huge Recreation Room with a decorative fireplace, Laundry Room, Utility Room, Storage Room and a Cold Room.
- The oversized 23' x 17' single car Garage offers extra storage or workshop space for the hobbyist.
- This home is serviced by municipal water and a septic system. Recent updates include shingles 2013, furnace and central air 2014, Eavestrough and filter guards 2018, maintenance free vinyl siding on gable ends and rear cantilever section and most of the plumbing has been updated.
- Please take a look at this home today and you'll find that its perfect for your family.

MAIN FLOOR

LIVINGROOM - 14' 11 x 10' 11
PRIMARY BEDROOM - 12' 2 x 10'
BATH - 4 PIECE

DINING ROOM - 13' 10 x 10' 9
BEDROOM - 10' 11 x 8' 5
KITCHEN - 10' 3 x 7' 4
BEDROOM - 10' 11 x 7' 5

BASEMENT

REC ROOM - 37' 3 x 17' 3
STORAGE / WORKSHOP - 11' 11 x 9' 8
LAUNDRY - 17' x 11' 10
UTILITY - 12' x 8'

TAXES - \$3,999.00 for 20225

LOT SIZE - 94.92' x 260.54' Irregular (0.565 Acres)

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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