



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
7 WRIGHT CRESCENT
ST THOMAS
\$725,000.00

566 Talbot Street
St Thomas, Ontario N5P 1C4
Call or Text 519-670-9223
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FEATURES OF THIS FINE HOME:

- Welcome to 7 Wright Crescent located on a large landscaped and fenced lot with a beautiful kidney shaped 16' x 32' in-ground Pool.
- Located in north west St Thomas this home is only a short drive to London.
- As you enter this 1500 sq ft bungalow you find a guest friendly Foyer with ceramic tiled flooring, through French doors to a large Livingroom with hardwood flooring and a cozy gas fireplace, a Diningroom with sliding glass door 2023 to the Sundeck, a Kitchen with ceramic flooring and convenient main floor Laundry.
- There are 3 good sized Bedrooms, the Primary with a private door to the Sundeck plus a 4 piece Bath.
- The lower level features a large Recreation Room with another gas Fireplace, 2 extra rooms that can be used for crafts or a Den, a 3 piece Bath, a Storage Room and a Cold Room.
- Outside you'll find a treed and landscaped lot, a double wide paved drive leading to a double car Garage with convenient inside entry to the home, a new composite Sundeck 2023 overlooking the perfect staycation inground pool with a newer vinyl liner 2020.
- Other features to note is Central Vacuum, Garden Shed, updated vinyl windows in Livingroom and Diningroom and a 200A hydro service - perfect for installing a connection to charge your electric vehicle
- An it's only a short walk to the beautiful 1Password Park and the Dalewood nature trails.

MAIN FLOOR

LIVINGROOM - 20' 6 x 16' 3	KITCHEN - 12' 1 x 11'	DININGROOM - 12' 2 x 13' 8
PRIMARY BEDROOM - 16' 4 x 12' 3	BEDROOM - 10' 9 x 10' 6	BEDROOM - 10' 6 x 10'
FOYER - 13' 10 x 8' 9	LAUNDRY - 8' 8 x 4' 11	BATH - 4 PIECE

LOWER LEVEL

RECREATION ROOM - 33' x 29' 6	GAMES ROOM - 18' 3 x 11' 7	DEBN - 11' 7 x 11' 2
UTILITY ROOM - 11' 2 x 6' 1	STORAGE ROOM - 9' 5 x 6' 4	COLD ROOM - 9' 8 x 8' 9
BATH - 3 PIECE		

TAXES - \$4,708.52 for 2024

LOT SIZE - 49.21' x 131.23' 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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