



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
9 LAKEVIEW CIRCLE
ST THOMAS ON N5P 4B3
\$525,000

566 Talbot Street
St Thomas, Ontario N5P 1C4
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EARL TAYLOR
Real Estate Broker



FEATURES OF THIS FINE HOME:

Located on a quiet street in north St. Thomas, this well-maintained home offers convenient access to all amenities, with quick access to London and Highway 401. As you arrive, you'll appreciate the large front yard and paved driveway, which widens to a double wide drive to provide easy access to the attached single-car Garage.

- **MAIN LEVEL** - The welcoming Foyer overlooks the bright, west-facing Living Room, featuring newly installed carpet (2026). The formal Dining Room opens to a functional Kitchen with a solar tube that fills the space with natural daylight and 2 appliances are included.
- **SECOND FLOOR** - The second level offers 3 good-sized Bedrooms and an updated 4-piece Bath (Bath Fitter).
- **LOWER LEVEL** - A bright Recreation Room is highlighted by a full-width, floor-to-ceiling brick-faced wood-burning Fireplace (not certified). A convenient 2 piece Bath is located beside the rear-yard exit - a shower stall could potentially be re-installed.
- **BASEMENT LEVEL** - The basement is one large open room, providing excellent potential for future expansion, storage, or additional living space. The Laundry area includes a Washer and newer Dryer.
- **REAR YARD** - The fenced, park-like rear yard offers exceptional privacy and features a Sundeck, cedar Gazebo, mature trees and beautiful flower gardens - an ideal space for relaxing or entertaining.
- **UPGRADES & RENOVATIONS** - Centennial windows - 1999, Shingles - approximately 2022, Furnace - approximately 2025, Owned hot water tank - approximately 2024.
- **WHAT'S NEXT?** - Once you've had the opportunity to see this home in person, you'll appreciate the convenient location, space and privacy knowing that this would be the perfect place to call home!

MAIN FLOOR

LIVINGROOM - 16' 4 x 12' 7 DININGROOM - 11' 8 x 9' 10 KITCHEN - 11' 7 x 9' 9
FOYER - 12' 7 x 3' 9'

SECOND FLOOR

PRIMARY BEDROOM - 14' 6 x 11' 10 BEDROOM 2 - 12' 2 x 11' 10 BEDROOM 3 - 11' 2 x 9'
BATH - 4 PIECE

LOWER LEVEL

REC ROOM - 20' 5 x 12' 5 BEDROOM 4 - 13' 6 x 10' 9 BATH - 2 PIECE (Could be a 3 Pc Bath)

BASEMENT

STORAGE / UTILITY / LAUNDRY - 22' 10 x 19' 6
LOT SIZE - 63.76' x 109.43' IRREGULAR TAXES - \$3,702 for 2025

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**

