



COLDWELL BANKER *Welcome to ...*
AT SUCCESS REALTY, BROKERAGE **9 SCOTT STREET**
ST THOMAS

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

\$375,000.00



EARL TAYLOR
 Broker / Manager



FEATURES OF THIS FINE HOME:

- Are you looking for a 2 storey family home, with Duplex potential, near Downtown St Thomas with easy access to London and Hwy 401? Then look no further.
- This move-in condition home features a wrap around covered porch, the perfect to enjoy your morning coffee, with 2 entrances to the main floor.
- The main floor features a large Kitchen, a Livingroom with the original Fireplace (decorative only) and a large Dining Room - Note the gleaming hardwoods through these 2 rooms, a Bedroom / Office and a 4 piece jacuzzi style Bath.
- The second floor features a landing area, 3 good sized Bedrooms, a Kitchenette and a 4 piece Bath - Note the rear stairs leading down to the rear door.
- The partial Basement is unfinished and offers a Laundry area and a large Utility Room.
- Upgrades include vinyl windows, basement insulation and crawl space vapor barrier and a steel roof 2019 approx.
- The rear yard is fenced, nicely treed and landscaped and includes a parking area for 1 vehicle.

MAIN FLOOR

LIVINGROOM - 11' x 14'
 BEDROOM - 11'8 x 10'10
 FOYER - 15'7 x 4'5

KITCHEN - 14' x 12'7
 FOYER - 11'9 x 5'10

DININGROOM - 17'1 x 11'9
 BATH - 4 PIECE JACUZZI STYLE

SECOND FLOOR

PRIMARY BEDROOM - 13'8 x 8'
 KITCHENETTE - 11'9 x 7'10

BEDROOM - 11'7 x 8'3
 STORAGE - 7'5 x 4'

BEDROOM - 11'9 x 8'8
 BATH - 4 PIECE

BASEMENT

LAUNDRY - 15'3 x 12'

UTILITY ROOM - 16' x 10'9

TAXES - \$1,972.55 for 2021

LOT SIZE - 34' x 99' 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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