



Beautifully Finished Lower Level

Possession: 60-89 Days **Lot Frontage:** 59.06' x 131.23'

Chattel Inclusions: Refrigerator, Range Hood, Stove, Dishwasher, Microwave, Washer & Dryer, Smoke Detector, Window Coverings, Blinds, Rods & Drapes, Bathroom Mirrors Garage Door Opener

Exclusions: Trampoline, Freezer, Bar Fridge

Heating: Energy Efficient Forced Air Gas, In-Floor, Gas Fireplace, Central Air Conditioning

Parking: Double Attached Garage, Paver Stone Driveway, Private Double Driveway

Call for further details

Seal the Deal with:



KRISTEN SCHEELE

Sales Representative

519-633-0600

kristenscheele@royalpage.ca

www.KristenScheele.com



Independently Owned and Operated

* Information is for marketing purposes & should be verified.

*Description of Award available at www.royalpage.ca

7 Glengariff Drive



St. Thomas

Offered For Sale At:

\$ 749,900



Special Features



- This stunning 2019 MP built 2+3 bedroom, 3 bathroom bungalow with double garage overlooking pond/ woods is located in quiet Talbotville neighbourhood - a quick commute to London, St. Thomas & Hwy 401.
- Main floor features 9 ft. ceilings, hardwood & ceramic floors, pot lights, laundry/mudroom, spacious dining room with tray ceiling, living room with vaulted ceiling, stone gas fireplace, speaker system & large windows.
- GCW kitchen with pantry closet, backsplash, included appliances & rangehood.
- 9'10 ft quartz island in kitchen with undermount sink, upgraded faucet, desk unit & patio door access to covered deck with glass railing & gas BBQ hook-up.
- Other features include 4 piece bathroom, front bedroom/office with closet & master with walk-in closet with drawer system & large ensuite with tiled shower, separate tub & double sink vanity.
- Lower level offers in-floor heat system, oversized patio door walk-out, lots of windows, bedroom/office with pocket doors & walk-in closet, 2 other bedrooms (one offering walk-in closet), 4 piece bathroom & large family room plus recreation room with space for pool table.
- Under deck storage a bonus!

All This Home Needs Is You!



Room Sizes

Main Level

Great Room	18'0" x 17'7"
Dining Room	11'0" x 9'11"
Kitchen	10'9" x 22'2"
Master Bedroom	13'6" x 13'11"
Ensuite	5+ Piece
Bedroom	10'6" x 12'2"
Bathroom	4 Piece
Laundry	13'11" x 5'7"

Lower Level

Family Room	15'8" x 17'1"
Game Room	12'3" x 20'8"
Bedroom	12'9" x 10'2"
Bedroom	10'5" x 10'11"
Bedroom	12'1" x 10'4"
Utility Room	15'8" x 12'9"
Bathroom	4 Piece

Room sizes are approximate and should be verified.