

*Welcome to
30595 Sylvan Road,
North Middlesex, ON.*



*A very unique property for the
Charismatic owner looking for
A particular Lifestyle!*



Aerial View of The Property

Welcome Home!



*Just imagine coming
home to your own private
oasis at the end of your
busy day!*





OVERVIEW

This 3+1 Bungalow complete with an Indoor Saltwater Pool could be your Lifestyle Choice! Sitting on 2.75 Acres of Land and just a short 25-minute drive West of London is built for privacy, becoming your sanctuary or entertaining when you want.

You could sever off a second lot or keep it all for yourself. The property includes a 20 X 20 secondary building with its own 30-amp circuit and heated with a wood stove. Gorgeous treed lot with explosions of colour and a sizeable Evergreen grove keep you private and in that relaxing mode when you are home.

The outdoor living space features a large 39'X16' Stamped Concert patio area, Hot Tub and massive decks. The 30'X 45' Pool House (attached to the house) offers Two Overhead Doors that open to bring in the warm summer sunshine and close to keep those cold winter nights out.



LIST PRICE \$799,000



KITCHEN WITH AMPLE PREP SPACE



**MAIN FLOOR
FAMILY ROOM WITH
GAS FIRE PLACE**



**LOWER LEVEL
REC ROOM
WITH GAS FIRE
PLACE**



60-89 Day COMPLETION DATE



GAMES AREA
POOL TABLE IS NEGOTIABLE



WET BAR WITH FRIDGE



INDOOR HEATED
SALT WATER POOL



VIEW FROM
UPPER DECK



PROPERTY DETAILS

DISTRICT: NORTH MIDDLESEX
ZONING: RH
BUILDING TYPE: WALK OUT BUNGALOW
BEDS: 3+1
BATHS: 3
YEAR BUILT; 1997
TAXES: \$6,300/2019 TAX YEAR

MLS: 253811
LOT: 345.62 FRONTAGE
LOT: 2.751 ACRES
SQ. FT. TOTAL: 3,084
FIREPLACE: 2 NATURAL GAS
GARAGE: DOUBLE CAR; HEATED
AND WILL FIT 4 VEHICLES


LOCATED JUST
25 MINUTES WEST OF LONDON OFF
HWY 22
40 MINUTES EAST OF SARNIA

LARGE HEATED DOUBLE CAR
GARAGE (35'x 23'6") WITH
PARKING FOR 4 FULL-SIZE
VEHICLES,POURED CONCRETE
PAD AND RUNNING HOT AND
COLD WATER
40 AMP PANEL

NEW ROOF MAIN HOUSE – 2012
NEW ROOF WORKSHOP - 2019

INCLUSIONS: DISHWASHER,
MICROWAVE, REFRIGERATOR,
CARBON MONOXIDE DETECTOR,
CENTRAL VAC, GARAGE DOOR &
OPENER, HOT TUB, HOT TUB
EQUIPMENT, POOL EQUIPMENT,
SATELLITE DISH, SMOKE DETECTOR,
WINDOW COVERINGS, WET BAR
FRIDGE

LARGE TWO-TIER DECK OFF MAIN
FLOOR FAMILY ROOM
UPPER DECK 45'6" X 12'9"
LOWER DECK 12'X19'
COVERED AREA 45'6' x 12'9"





SPECIAL FEATURES

- **OPEN CONCEPT RANCH WITH WALKOUT**

- 3+1 BEDROOM
- 3 WASHROOMS (TWO 3 PIECES, ONE 4 PIECE)
- 7 APPLIANCES (INCLUDING GAS STOVE) INCLUDED
- CENTRAL VAC
- KING SIZE MASTER BEDROOM WITH 3 PIECE ENSUITE
- MAIN FLOOR FAMILY ROOM GAS FIREPLACE
- MAIN HOUSE ROOF REPLACED 2012
- MASTER BEDROOM & BEDROOM 2 WINDOWS REPLACED IN 2016
- LOWER LEVEL FAMILY ROOM WITH A GAS FIREPLACE & WET BAR
- GAMES AREA INCLUDES POOL TABLE
- 200 AMP SERVICE
- **INDOOR SALT WATER POOL 30'x 45'**
 - ENTRANCE OFF GARAGE, DECK & LOWER PATIO
 - HEATED SEPARATE SPACE – OWN FURNACE & HRV
 - HEATED WATER
 - SEPARATE SHOWER AREA
 - TWO 8'x10" GARAGE DOORS THAT CAN OPEN TO BRING THE OUTSIDE INSIDE
 - 40 AMP PANEL
- FURNACE, HOT WATER TANK, CENTRAL AIR CONDITIONER AND WATER PURIFIER OR ON A LEASE TO OWN PLAN at \$184.00 PER MONTH 5 YEAR TERM ENDS AUGUST 2023

SEPTIC TANK SERVICE IS CURRENT; NEXT SCHEDULE SERVICE
AUGUST 2020 – WILL BE COMPLETED BY SELLER PRIOR TO CLOSE



Contact Me To Talk More

ALL OFFERS TO CONTAIN A 48 HOUR IRREVOCABLE
ROOM MEASUREMENTS TO BE VERIFIED BY BUYER OR BUYERS AGENT
PLEASE EMAIL OFFERS TO DARREL@DSRBI.COM

Thank you very much for stopping by!



Darrel Elver

Broker of Record

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