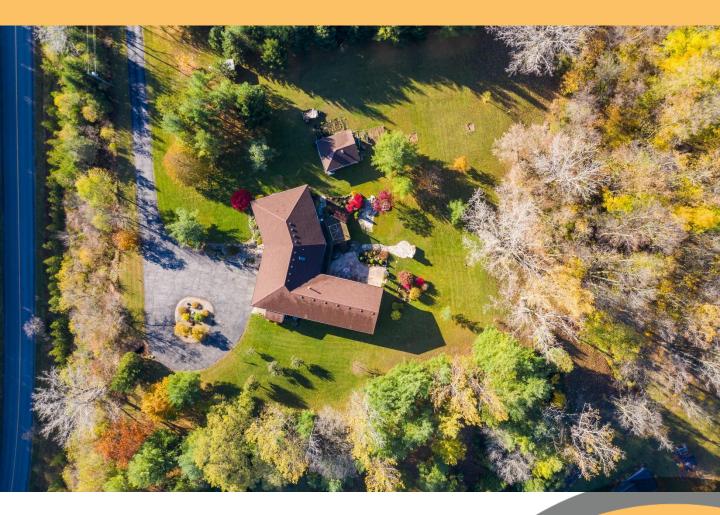
Welcome to 30595 Sylvan Road, North Middlesex, ON.



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







VIEW FROM UPPER DECK

INDOOR HEATED SALT WATER POOL

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

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

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 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

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

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
- o GAMES AREA INCLUDES POOL TABLE
- o 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!



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