



MLS® #: **523162 b**
 Price: **\$239,900**
 Status: **Active**

Major Area: **ST**
 District: **ST**
 Sub-Dist: **SE**
 Prop Is: **For Sale Only**

Legal Descr.: **PLAN M-96 LOT 30**
 Address: **449 HIGHVIEW DR**
 City: **ST. THOMAS, NSR 6H3**
 Sd/Rd: **West**
 Near: **WELLINGTON**
 Nearest Town: **N/A**
 Prop known as: **ST. THOMAS SOUTH EAST**

Prop. Size: **45 X 110** Zoning: **RES**
 Acreage: Taxes: **\$3208 (2013)**

Possession: **60 DAYS**

Internet Remarks Immaculate, bright, modern open concept, 4 level brick backsplitted with large sundeck, westerly exposure overlooking farm field, gorgeous landscaping, fully fenced. Enjoy evening sunsets in privacy. Main floor with vaulted ceilings, skylights, hardwood and ceramic floors to large kitchen with patio door to rear deck. 3rd level huge family room with fireplace and look through to kitchen for watching children and laundry area. 2nd level to 3 large bedrooms with closets. Master bedroom with wall of windows and walk in closet. This home is move in and enjoy condition. Ideally situated close to bus, playgrounds, shopping, schools and churches. Value priced below replacement for quick sale.

Directions

Type: Residential	Heating / AC: Energy Efficient, Forced Air, Central Air	Water: Municipal
Type of Dwelling: Back Split 4 Lvl	Fuel: Gas	Sewer: Sewer
Parking: Sngl Garage Att, Private Drive	Flooring: Carpet, Hardwood, Ceramic	Indoor Features: Dishwasher
Exterior: Brick, Vinyl	Fireplace 1: 1 Gas Fuel	Site Influences: Treed Lot, Landscaped, Fence, Sundeck(S), Shopping Nearby
Foundation: Concrete	Fireplace 2:	Outdoor Features:
Basement: Full	Rental Equipm.: Water Heater	
Basement Dev: Part-Completely Done		

# of Rooms:	Ensuite: No	Handicap:
Bedrooms: 3	Age: 13	Solicit Seller: No
Bathrooms: 2 \	SPIS: No	Energy Star Cert:
# of RI Bathrms:		Special Conditions: N
		Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	LR	20.0x12.6	3	FP	20.0x20.0
M	KD	19.0x11.0	3	LA	
2	MB	14.0x11.4	2	B4	
2	BR	10.01x9.8	3	B3	
2	BR	10.01x9.6			

Improvements:

Listing Office: **SUTTON GROUP PREFERRED REALTY INC.(1), BROKERAGE, INDEPENDENTLY OWNED AND OPERATED**



Compliments of: **BOYD LESLIE ACHESON, Broker: 519-438-2222**
 E-mail: boyd@boydacheson.com
 Website: <http://www.boydacheson.com>
SUTTON GROUP PREFERRED REALTY INC.(1),
 Company Name: **BROKERAGE, INDEPENDENTLY OWNED AND OPERATED: 519-438-2222**



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