



MLS® #: 527469 b

Price: \$599,000

Status: Active

Major Area: MC

District: MC

Sub-Dist: KO

Prop Is: For Sale Only

Legal Descr.: PLAN 344019 PART LOT 13 CONC 2 MIDDLESEX CENTRE

Address: 22734 NAIRN RD

City: KOMOKA, N0L 1R0

Sd/Rd: North

Near: OXBOW

Nearest Town: N/A

Prop known as: OXBOW GOLF

Prop. Size: 255.25 X IRR .61 ACRE

Acreage: Less Than 1 Acre

Zoning: RES

Taxes: \$5276 (2013)

Possession: 60 DAYS

Internet Remarks

Gorgeous, custom built, stone executive home, 2.5 years old on .61 acres, treed mature, private corner lot, 5km west to Hyde Park Village, 700 meters from Oxbow Golf course, \$23.00 per round or 3 km to Firerock or West Haven. This luxury home is loaded with extras. Great open flow for entertaining, lots of floor to ceiling windows, 26'x17' covered deck off kitchen with BBQ hookup, granite island and counters, stunning Travertine and maple floors, Corian in bathrooms, upscale fixtures, crown mouldings, 9' ceilings, all in new condition. Oversized triple garage 36'x26' connected to 24'x18'6 workshop, over 1700 sq.ft. for tradesman, car, motorcycle collector hobby enthusiast. New concrete driveway and walkways to enter. Lower property taxes, no sewer or water surcharges. Parkview Public or St. Andrea Bessette Secondary area. Minutes to London city, benefits of living in modern architectural designed residence.

Directions

Type: Residential	Heating / AC: Energy Efficient, Forced Air, Central Air	Water: Well
Type of Dwelling: 2 Storey	Fuel: Gas	Sewer: Septic
Parking: Triple Garage, Inside Entry, Auto Door Opener	Flooring: Carpet, Hardwood, Ceramic	Indoor Features: Refrigerator, Microwave, Dishwasher, Alarm System
Exterior: Stone	Fireplace 1: 1 Natural Gas Fuel	Site Influences: Treed Lot, Landscaped, Sundeck(S), Shopping Nearby
Foundation: Concrete	Fireplace 2:	Outdoor Features:
Basement: Full	Rental Equipm.: Water Heater	
Basement Dev: Unfinished		
# of Rooms:	Ensuite: Yes	Handicap:
Bedrooms: 3	Age: 2*	Solicit Seller: No
Bathrooms: 2 \ 1	SPIS: No	Energy Star Cert:
# of RI Bathrms: 1		Special Conditions: N
		Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	FO	10.0x8.0	2	MB	16.6x13.6
M	LR	17.0x15.0	2	BR	11.8x11.2
M	DR	11.6x11.0	2	BR	11.8x11.2
M	KI	17.0x13.0	M	B2	
M	EA	11.0x10.6	2	E5	
M	FP	13.0x13.0	2	B5	
M	WS	24.2x18.6			

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>

Company Name: **SUTTON GROUP PREFERRED REALTY INC.(1), BROKERAGE, INDEPENDENTLY OWNED AND OPERATED: 519-438-2222**









