

\$629,000 - 67 Birchwood Street, Chatham

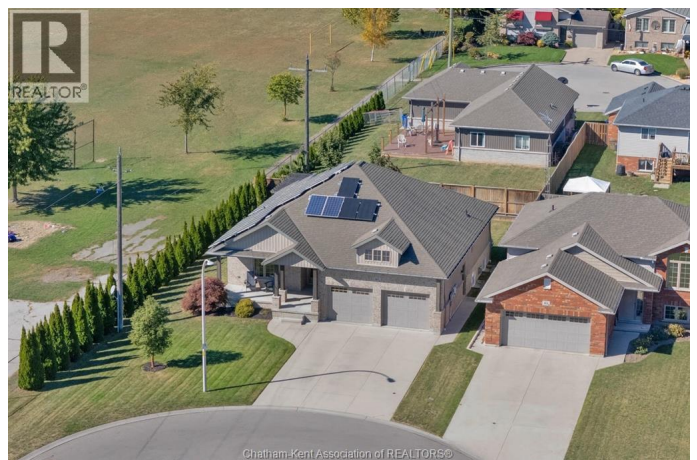
MLS® #25025633

\$629,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

N/A, Chatham, Ontario

Welcome to 67 Birchwood, a stunning rancher tucked at the end of a quiet cul-de-sac on Chatham's highly desired South side. This home feels brand new, with incredible curb appeal that immediately draws you in. Built in 2013, it was designed for comfort, connection, & everyday living. There are no side neighbours, just wide open greenery behind the elementary school – the kind of privacy and space that's hard to find. Out front, a large inviting porch catches the sun & makes the perfect spot to unwind with a coffee or spend time with friends. Step inside & you're greeted by a bright open foyer that sets the tone for the rest of the home. Just off the entrance is a spacious guest room or home office & full bathroom with natural light pouring through the window. The kitchen is a dream for anyone who loves to cook – a big island, quality finishes, & plenty of space to move around. It opens into a dining area that's made for family dinners & good conversation. From here, you can take in views of the backyard & deck, framed by trees for that touch of nature & privacy. The family room ties it all together – a place to gather, relax with music, or sink into a movie night. At the back of the home, the primary bedroom offers peaceful views of the yard, a large walk-in closet, & an ensuite you'll never want to leave – complete with a seamless walk-in rainfall shower. The lower level is bright & spacious with oversized windows, a beautiful second relaxation area complete with



a cozy fireplace, a full bath, laundry, & 2 more rooms perfect for guests, hobbies, or extra storage. Other highlights include a 10 kW solar system generating about \$4,400 a year, in-ground sprinkler system, 9-foot ceilings, solid hardwood floors throughout, epoxy grout on all tile surfaces for extra waterproofing, home theatre surround rough-ins and more! This home truly has it all – comfort, quality, & a setting you™ll love coming home to. Stop by soon! and always remember, home is where the HART is! (id:6289)

Built in 2013

Essential Information

Listing #	25025633
Price	\$629,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Freehold
Style	Bungalow, Ranch

Community Information

Address	67 Birchwood Street
Subdivision	N/A
City	Chatham
Province	Ontario
Postal Code	N7M0K2

Amenities

Features	Cul-de-sac, Concrete Driveway
Parking	Garage
# of Garages	1

Interior

Heating	Natural gas Forced air, Furnace
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Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	1

Exterior

Exterior	Aluminum/Vinyl, Brick
Foundation	Concrete

Listing Details

Listing Office ROYAL LEPAGE PEIFER REALTY Brokerage



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