

\$869,900 - 3443 Emily Carr Lane, London South (south W)

MLS® #X12273541

\$869,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

South W, London South (south W), Ontario

Welcome to your next chapter in the vibrant Copperfield neighbourhood! Built by Birchwood Homes, this beautifully maintained home offers 3 bedrooms, 2.5 bathrooms, and a thoughtful layout. Inside, you're greeted by 9' ceilings and a spacious open-concept main floor. A convenient mudroom and laundry combination adds practicality. At the heart of the home is the upgraded kitchen featuring extended cabinetry, quartz countertops, a 68" island, and luxury KitchenAid appliances including a built-in oven, microwave, and induction stovetop. A grand 74" fireplace anchors the warm and inviting family room. Other upgrades include premium fitted window coverings (motorized shades or California shutters) throughout the main and upper levels. Upstairs, a generous landing area offers the perfect flexibility for a potential workspace or lounge area. The primary suite features an ensuite with a double vanity and spacious walk-in closet. Two additional bedrooms are ideally situated, with one offering another walk-in closet and direct access to a shared 4-piece walkthrough bathroom. Step outside and discover a true backyard oasis. An above-ground 12x8' pool (2021) is seamlessly built into the custom deck with premium glass railings. Enjoy exceptional privacy with no rear residential neighbours and a fully fenced yard. The exterior also features a double-wide upgraded concrete driveway



and garage completed with epoxy flooring and cabinetry. For added peace of mind this home is covered under Tarion's 7-year MSD warranty until June 2027. Commuting is easy with quick access to Highway 401 / 402 and LHSC Victoria Hospital. Retail options include Westwood Centre, White Oaks Mall and the South London Costco. Those seeking recreation will appreciate the proximity to the StarTech Community Centre and YMCA / Bostwick Arena and the prestigious Highland Country Club. For something even closer to home, Smash Pickleball is a short walk away. Don't miss this opportunity, schedule your showing toda (id:6289)

Essential Information

Listing #	X12273541
Price	\$869,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3443 Emily Carr Lane
Subdivision	South W
City	London South (south W)
Province	Ontario
Postal Code	N6G0L2

Amenities

Amenities	Golf Nearby, Hospital, Public Transit, Fireplace(s)
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes

Pool Above ground pool, Outdoor pool

Interior

Appliances Oven - Built-In, Range, Dishwasher, Dryer, Garage door opener, Microwave, Oven, Stove, Washer, Window Coverings, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 1

of Stories 2

Exterior

Exterior Brick, Vinyl siding

Lot Description 36.1 x 105 FT

Foundation Poured Concrete

Listing Details

Listing Office CENTURY 21 FIRST CANADIAN CORP



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