

# \$294,900 - 20 - 11981 Plank Road, Bayham

MLS® #X12298206

**\$294,900**

3 Bedroom, 2.00 Bathroom,  
Single Family

Rural Bayham, Bayham, Ontario

Welcome to 20 Linden Blvd in The Meadows. A sought-after 55+ adult lifestyle community just minutes from Tillsonburg. This spacious, well-maintained 3-bedroom, 2-bathroom home is one of the largest models available, offering over 1,200 sq.ft. of comfortable, low-maintenance living. Enjoy a bright, open-concept layout with vaulted ceilings, an oversized eat-in kitchen, generous storage, and a sunny front porch perfect for your morning coffee. The layout includes a primary suite with ensuite bath and walk-in closet, plus two additional bedrooms ideal for guests, hobbies, or a home office. A unique 3-season sunroom offers peaceful relaxation, while the landscaped garden lot and shed provide outdoor comfort and convenience without the upkeep of a full-sized home. Located in one of the regions best-managed communities -- with friendly neighbours, scenic green space, and easy access to shopping, services, and the beaches of Port Burwell -- this home is perfect for downsizers, retirees, or those seeking a welcoming, turnkey lifestyle. Monthly lot fee (\$517.71 + \$35.37 water test) covers site rental, water, snow plowing, garbage pickup, park management, and common area maintenance, ensuring a hassle-free living experience. (id:6289)



## Essential Information

Listing # X12298206

Price	\$294,900
Bedrooms	3
Bathrooms	2.00
Type	Single Family
Style	Bungalow

### Community Information

Address	20 - 11981 Plank Road
Subdivision	Rural Bayham
City	Bayham
Province	Ontario
Postal Code	N4G4G9

### Amenities

Utilities	Cable, Electricity, Electricity Connected, Natural Gas Available
Features	Wooded area, Flat site
Parking Spaces	2
Parking	No Garage

### Interior

Appliances	Water Heater, Water meter
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

### Exterior

Exterior	Vinyl siding
Foundation	Slab

### Listing Details

Listing Office	PC275 REALTY INC.
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