

# \$1,100,000 - 3747 Settlement Trail, London South (south V)

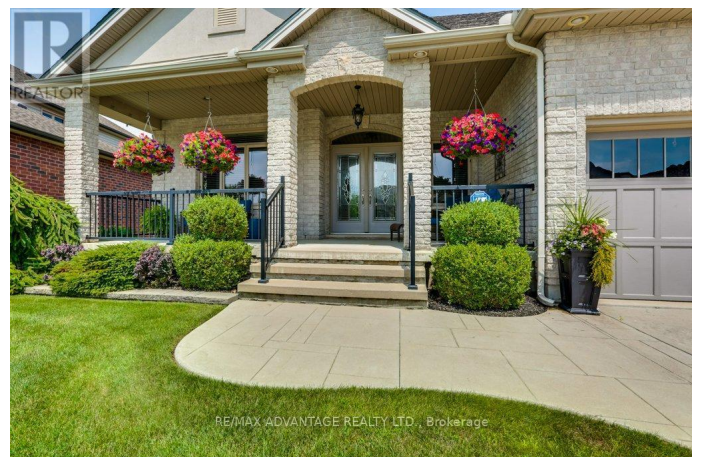
MLS® #X12305746

**\$1,100,000**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

South V, London South (south V), Ontario

Looking for the ideal home to suit your downsizing needs? Checkout this beautiful custom one floor home in Talbot Village in South West London, with easy access to the 401/402 and all local amenities. You will enjoy sitting out on the covered front porch rain or shine, just say hi to the neighbours. Inside this home features tons of upgraded features, just to name a few, 10 ft ceilings on main floor, vaulted ceiling in the great room, transom windows, oversized trim and a custom kitchen with large island, pantry and lots of granite and built-in appliances. Relax in your private suite with double closets and luxury ensuite with soaker tub and custom glass & tile shower. The second bedroom can double as a den or office and there is a third bedroom in the lower level. This home is an entertainers delight with open plan main floor and guests can enjoy the large finished lower level with a rec room and a large games area or relax and enjoy the 2 gas fireplaces on both floors or relax with a game of pool on the included pool table. The yard is fully fenced with a nice garden shed and you can BBQ or stout on the covered rear deck located just off the dining room. You will love the oversized 3 car garage with work bench area and auto door openers. Truly a great home, just move in and enjoy. (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12305746     |
| Price     | \$1,100,000   |
| Bedrooms  | 3             |
| Bathrooms | 3.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3747 Settlement Trail  |
| Subdivision | South V                |
| City        | London South (south V) |
| Province    | Ontario                |
| Postal Code | N6P0A6                 |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Fireplace(s)                             |
| Utilities      | Cable, Electricity, Sewer                |
| Features       | Level lot, Irregular lot size, Flat site |
| Parking Spaces | 6                                        |
| Parking        | Attached Garage, Garage, Inside Entry    |
| # of Garages   | 2                                        |
| View           | City view                                |

### Interior

|                 |                                                                                                                                                             |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Garage door opener remote(s), Oven - Built-In, Central Vacuum, Range, Garburator, Blinds, Cooktop, Dishwasher, Dryer, Microwave, Oven, Washer, Refrigerator |
| Heating         | Natural gas Forced air                                                                                                                                      |
| Cooling         | Central air conditioning, Air exchanger                                                                                                                     |
| Fireplace       | Yes                                                                                                                                                         |
| # of Fireplaces | 2                                                                                                                                                           |
| # of Stories    | 1                                                                                                                                                           |
| Has Basement    | Yes                                                                                                                                                         |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Brick Veneer               |
| Exterior Features | Landscaped, Lawn sprinkler |

Lot Description      64.1 x 116.6 FT ; Irregular  
Foundation          Poured Concrete

## Listing Details

Listing Office          RE/MAX ADVANTAGE REALTY LTD.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 28th, 2025 at 2:01am PDT