

\$1,249,900 - 6186 Egremont Drive, Middlesex Centre

MLS® #X12317551

\$1,249,900

4 Bedroom, 2.00 Bathroom,
Single Family on 616.70 Acres

Rural Middlesex Centre, Middlesex Centre,
Ontario

Situated on almost 5 ACRES of country fresh goodness just north of Komoka is this incredibly spacious & spotless 3+1 bedroom, 1.5 bath split-level home with fantastic 38x26ft workshop with heat & hydro--perfect for the hobbyist! Built and owned by current owner for decades this home is ready for new family to make memories in a wonderful country setting with only minutes to all amenities in Komoka, North London + easy access to Strathroy! Features include: all huge rooms including welcoming foyer, formal living and dining rooms, eat-in kitchen, awesome sunroom with vaulted ceiling and access to deck and concreted patio; the upper level boasts 3 large bedrooms with ample closet space including primary bedroom with private balcony, 2 closets & dressing area with ensuite privileges to family bath; the massive lower level features family room with walkout to patio, 2pc powder room, laundry + double garage conversion to recreation area with woodstove with potential to convert back to garage; the basement level is unfinished and perfect for storage and utility area; the exterior is perfect for entertaining or simple enjoyment year round with oversized concrete patio, sundeck, gazebo, 2 garden sheds and the awesome detached workshop. Multi-car parking is a bonus for those with trucks or RV's. Added Information: all appliances included, CVAC, "GENERAC" generator hooked up to natural gas, F/A/G furnace & C/AIR, owned hot water heater,



approximately 55ft drilled well, septic, sunroom
hot tub is being sold in "as is" condition. Do not
miss out on this excellent opportunity to own
your own home! (id:6289)

Essential Information

Listing #	X12317551
Price	\$1,249,900
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	616.70
Type	Single Family

Community Information

Address	6186 Egremont Drive
Subdivision	Rural Middlesex Centre
City	Middlesex Centre
Province	Ontario
Postal Code	N0L1R0

Amenities

Utilities	Cable, Electricity
Features	Wooded area, Irregular lot size, Country residential, Gazebo
Parking Spaces	10
Parking	No Garage

Interior

Appliances	Water Heater, Central Vacuum, Water softener, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Foundation	Concrete

Listing Details

Listing Office ROYAL LEPAGE TRILAND ROBERT DILORETO REALTY



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