

\$2,299,000 - 169 Edgewater Boulevard, Middlesex Centre (komoka)

MLS® #X12324326

\$2,299,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Komoka, Middlesex Centre (komoka), Ontario

TO-BE-BUILT, Timeless design offering 4 spacious bedrooms and almost 4000sqft. with endless upgrades. Located in the desirable neighbourhood of Edgewater Estates, only steps from Komoka provincial parks, trails, nature and still close to amenities. The main floor is open concept with a wall of windows and an oversized sliding door to the covered patio. The kitchen has beautiful custom cabinetry to the 10 ft ceilings. Glass detail in the display cabinets, quartz counters, custom range hood and high end appliances. Through hidden pocket doors you find a large mudroom and a pantry that can serve as a full second kitchen. The main floor also features a private office space, gas fireplace in the living room and a 2 storey entrance way. The staircase is grand and elegant with plenty of natural light. The primary bedroom has views of open space. A beautiful ensuite with a glass shower and freestanding soaker tub. The walk-in closet is lined with cabinetry for maximum storage. The well planned laundry room offers hidden hampers and quartz folding counters. The second bedroom offers a private ensuite and walk-in closet. All rooms are spacious with great views and hardwood floors. This impressive home sits on a lookout lot backing onto the pond with a 3 car garage, separate basement entry can be added to the plan. Photos are of past model home, this design can be customized, other designs



possible on this lot. (id:6289)

Essential Information

Listing #	X12324326
Price	\$2,299,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	169 Edgewater Boulevard
Subdivision	Komoka
City	Middlesex Centre (komoka)
Province	Ontario
Postal Code	N0L1R0

Amenities

Amenities	Park, Fireplace(s)
Features	Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Dishwasher, Freezer, Garage door opener, Microwave, Oven, Hood Fan, Range, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk-up

Exterior

Exterior	Stucco
----------	--------

Lot Description 64 x 125 FT ; Pie 110ft at back|under 1/2 acre
Foundation Poured Concrete

Listing Details

Listing Office SUTTON GROUP - SELECT REALTY



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 23rd, 2025 at 5:32pm PDT