

\$649,900 - 22684 Thames Road, Southwest Middlesex (appin)

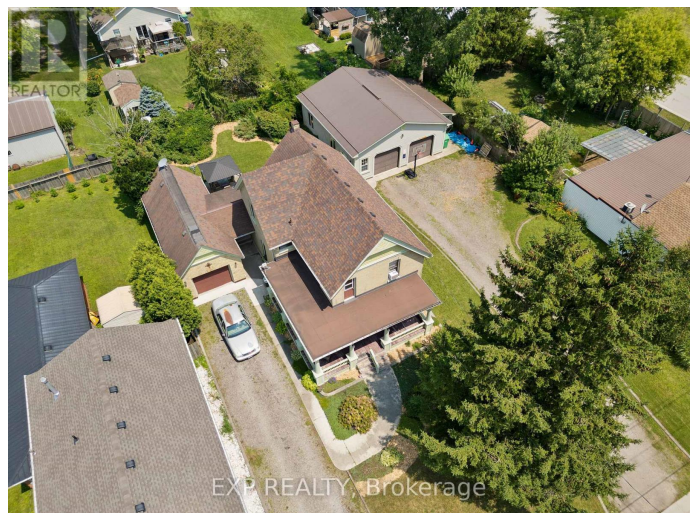
MLS® #X12383314

\$649,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Appin, Southwest Middlesex (appin), Ontario

Welcome to Appin ON. This Stunning Historical Home has carried over all the charm from its original design with a lot of add-ons for modern living. Inside the home is 3 Bedrooms and 3 Bathrooms (2 full). Open Concept Kitchen-Dining-Living with a Bonus Room Parlour. Hand crafter solid oak staircase and beautiful stained glass windows. Enjoy cozy diners with the gas fireplace and if you need to get away there are two large shops for hobby enthusiasts. A mechanic, truck driver, trailer storage dream! To the right of the home is a 35x35 Steel roof four car detached shop with radiant natural gas heating and electric A/C for hours of comfort. 100amp panel with 8000 lbs capacity hoist, air compressor, built in shelving, flat screen TV, led lighting, extension cord hose reel, compressor hose reel, hot water tank for sink, secondary electric heater and beautifully poured concrete floors. Attached to this shop is a smaller single door 9x23ft garage with hydro and concrete floor. The entire property is is equipped with over 10 surveillance cameras and sensors for security. The yard is fully fenced. On the other side of the home is another 15x35 shingled roof single car garage with 40 amp panel, hydro, electric fan and heater, insulated, built in cabinets, built in vice and flat screen tv. Enjoy sitting on your wrap around porch with hanging swing. Septic will be pumped prior to closing. Fibre Optics has been brought to the



house - Currently Explornet has no issues.
Natural Gas out back for BBQ, Generac generator with its own 100 amp panel, Horizontal furnace with humidifier, new sump pump 1 yr. Water heater and water softener both owned. well pump in basement. Roof was shingled 7yrs ago with 40 yr product. 110 plugs installed all around the exterior of the home. Double lot with two driveways. This home is zoned H-C Highway Commercial so be sure to ask your realtor of all the benefits associated with that! Don't miss your chance to enjoy this relaxing lifestyle. Call today!
(id:6289)

Essential Information

Listing #	X12383314
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	22684 Thames Road
Subdivision	Appin
City	Southwest Middlesex (appin)
Province	Ontario
Postal Code	N0L1A0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Wireless
Features	Sump Pump
Parking Spaces	15
Parking	Attached Garage, Garage, RV
# of Garages	2

Interior

Appliances	Water Heater, Water softener, Garage door opener remote(s), Water meter, Dishwasher, Dryer, Garage door opener, Microwave, Oven, Alarm System, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding, Brick
Lot Description	100 x 153.4 FT under 1/2 acre
Foundation	Stone, Concrete

Listing Details

Listing Office EXP REALTY



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