

\$1,299,999 - 22 Mapleton Place, London South (south B)

MLS® #X12475162

\$1,299,999

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

South B, London South (south B), Ontario

Offered for only the second time since its completion in 1986, 22 Mapleton Place is a once in a lifetime property. Situated in one of London's most desirable enclaves, this 4+1 bed home, with separate entry and in-law suite potential, has been fully renovated to the highest standard. Throughout the home, you will find extensive custom millwork, including crown moulding, wainscoting and several built-in units on each floor. Embracing the classic centre hall plan, you will find the office and formal living room off of the grand foyer. In the dining room, there is a coffered ceiling and doors leading to the rear deck. Pocket doors lead you into the expansive custom kitchen with quartz countertops, gas range, custom counter deep fridge as well as 2 dishwashers (one hidden integrated drawer system), hidden pantry and coffee/ bar station. The laundry is complete with convenient chute, quartz counters and built in mudroom cabinetry. Completing the main floor is a great room with cozy gas fireplace, clad in grass cloth wallpaper, and reclaimed 120 year old barn board ceilings from a farm in Huron County. On the second level, there are 4 good sized bedrooms, including the primary, with features an updated 5-piece bathroom and walk-in closet. The other 3 bedrooms share a guest bath with marble and subway tile, and frameless glass shower. In the lower level there are an additional 2 bonus rooms (including a bar room with sink) and an additional renovated bath with frameless glass



and marble flooring. Private stairwell and separate entrance. All of this backing onto Warbler Woods with the absolute privacy of landscaping, new deck and massive pond with waterfall and mature Japanese maple tree. Please see forms for full list of upgrades but include roof (2022), garage doors (2022), Kitchen (2022), all baths (2018-2022) engineered hickory and maple flooring throughout, custom millwork and built-ins, reclaimed ceiling in great room, updated electrical and plumbing (id:6289)

Essential Information

Listing #	X12475162
Price	\$1,299,999
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	22 Mapleton Place
Subdivision	South B
City	London South (south B)
Province	Ontario
Postal Code	N6K4A5

Amenities

Amenities	Golf Nearby, Park, Place of Worship, Public Transit, Fireplace(s)
Features	Cul-de-sac, Irregular lot size, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer,
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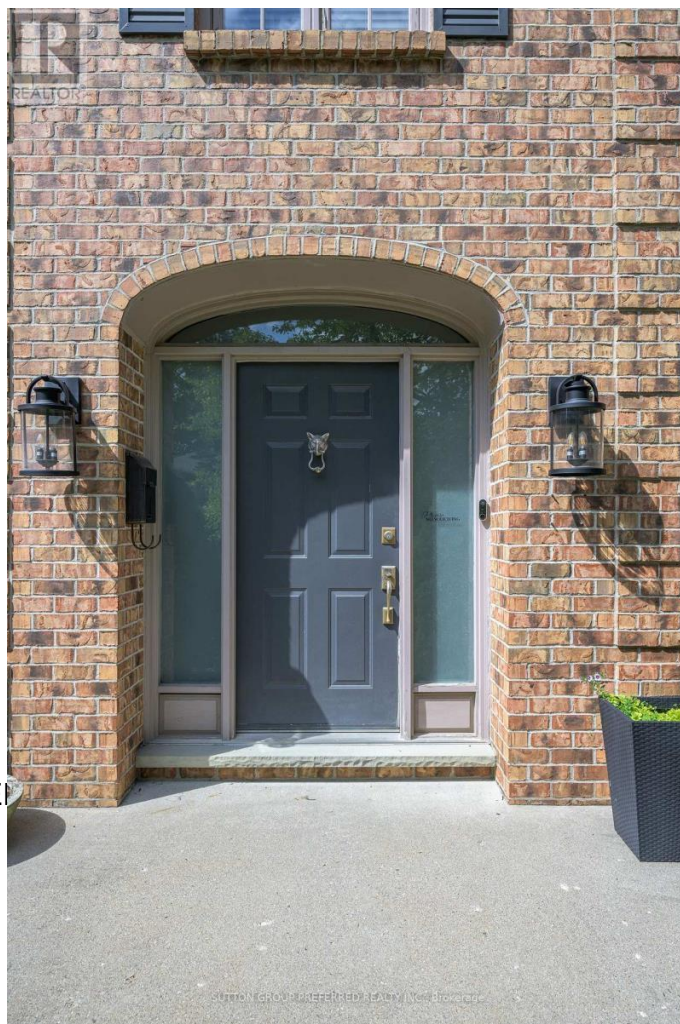
	Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	64.9 x 141.4 FT
Foundation	Poured Concrete

Listing Details

Listing Office	SUTTON GROUP PREFERRED
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