

A one of a kind property. situated in a quaint village minutes from London, St. Thomas

Charming Updated Victorian Home



Step Back in Time to 1886.

Experience a Unique Victorian Home with
all the Modern Conveniences.

\$199,000



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9615 JOHN STREET, SHEDDEN, ONT.

Features

Outdoor ... Lot Size 113' x 132' and Taxes \$1565 for 2003

- Lovely Treed Lot
- Large Cedar Shed
- Deck
- Above Ground Pool
- Original Slate Roof in Good Condition
- "Widow's Walk" on Roof
- Original Wrought Iron Gingerbread Trims
- Triple Brick Construction
- Newer Septic System (1997) Shared with Neighbour

Indoor Features

- High Ceilings - Some Over 12 Feet
- Main Floor Laundry
- Large Walk-In Pantry
- Restored Woodwork and Trim
- Main Floor Bath Convenient to the Pool
- Mud Room Entrance
- 3 Enclosed Porches
- Newer Central Air (2001)
- Back Staircase to Kitchen
- Kitchen Updated with Original Character
- Reversible Energy Efficient Screens in the Family Room (Cost Approx.\$5,000)
- Original Hardwood Floors Hand Laid into Patterns
- Upstairs Bedroom Has Unique "Starburst Pattern" Laid into the Hardwood Floor
- "Wheat Sheaves" Embossed into the Original Lintel Over the Door, Signifying This House Will Never Go Hungry
- Main Floor Bedroom (Original Music Room)
- Very Large Bedrooms
- 2 Back Bedrooms Have Newer Carpeting
- Antique Original Tub in Upstairs Main Bath
- Lots of Closet Space
- Many Newer Windows
- Full Stand-Up Basement - Unfinished
- Gas Heating ... Newer Furnace (2000)
- Additional Ductwork to Bedrooms When the Furnace Replaced
- Updated Wiring
- Special Repairs to Basement to Eliminate Moisture Problems

Special Features

- Well Located on a Side Street in the Quaint Village of Shedden
- Formerly the Ab Orchard Home
- Minutes from the 401 or the Ford Plant
- Municipal Water Plus a Well
- Lovingly Maintained and Restored
- Over \$50,000 Spent on Renovations Over Last 8 Years

All information is from sources believed reliable but should not be relied upon without verification.

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Room Sizes

Main Floor

Living Room	19' x 13'7"
Dining Room	15'9" x 16'
Kitchen	15'5" x 12'
Family Room	20' x 9'
Office	12' x 9'
Bedroom	12' x 9'
Mud Room	12'9" x 8'9"
Laundry Room	10' x 8'
4 Piece Bath on the Main Floor	



Upper 3 Piece Bath

Second Floor

Bedroom	17' x 15'8"
Bedroom	16' x 12'9"
Bedroom	14' x 13'
Back Hall	
3 Piece Bath with Antique Tub on 2nd Floor	

Schools

PUBLIC SCHOOLS

Southwold Public School (Elementary)
Parkside Collegiate in St Thomas (High)

SEPARATE SCHOOLS

W.S. Morrison (Elementary)
St. Joe's in St. Thomas (High)



Back Staircase viewed from the Second Floor and the Main Floor

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Dining Room
showing one of the
Original Hardwood Floors Hand-Laid into Patterns



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Living Room

Main Floor Office



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Front Door and Stairs
Original Restored Woodwork



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