

Unique Country Property ... 3.4 Acres - Pond - Creek - Woods - Barn - Kennel Licence

## Charming Updated Century Home



### Ron McDougall

1st London Real Estate Services  
1069 Wellington Rd. S.  
London, ON N6E 2H6

(519) 685-4190

ronmcdougall@rogers.com  
www.ronmcdougall.com



**\$319,900**

38324 Talbot Line  
Shedden, Ontario

# Features

## House ... Century Home with a Newer Addition (See Photo Below)

- Lovely Woodwork
- Modern Open-Concept Family Room and Kitchen Addition
- Rustic Stone Fireplace with a Gas Insert in the Family Room
- Den on the Main Floor
- Small Main Floor Bedroom Could Be a 2nd Den or Office
- Full 4 Piece Bath on Main Floor with Claw Foot Tub and Separate Shower
- Hardwood Floors
- Lovely Large Cheater Ensuite Bath Upstairs
- Excellent Room Sizes
- Attic Available for a Loft Bedroom
- Outside Access from the Basement
- Partially Finished Area in the Basement for a Child's Rec Room
- Screened in Sun Porch
- Heating: Energy Efficient Forced Air Gas

## Property ... Lot Size: 292 Foot Frontage by 3.39 Acres

- Large Barn
- Pond (was stocked several years ago)
- Creek Runs Through the Property
- Woods
- Above Ground Pool and Deck
- Kennel Licence for Breeding or Boarding granted to the present owners which allows unlimited dogs or cats. New owners would be required to make a new application.
- Municipal Water with Septic System
- Location Convenient to either LONDON or ST THOMAS

\*\* Taxes: \$1640 for 2003 with additional local improvement taxes of \$922 until 2008.

## Room Sizes

### Main Floor

- Family Room 15' x 15'4"
- Kitchen 15'6" x 11'5"
- Living Room 20'6" x 13'
- Den 12'6" x 12'6"
- Bedroom 11'2" x 8'
- Bath 4 Piece

### Second Floor

- Master Bedroom 13'4" x 12'6"
- Bedroom 11' x 9'8"
- Bedroom 11' x 9'
- Bath 4 Piece

### Lower

- Rec Room 16' x 13'
- Laundry Room
- Work Shop
- Utility Area



38324 Talbot Line Sheddin, Ontario