



# Joyce Byrne's Real Estate Team



Sutton Group Preferred  
Realty Inc., Brokerage

Independently owned and operated  
519-471-8888

Delivering What Others Only Promise

## Offered At... \$799,000

## 7475 Longwoods Road / MLS: 587308

**Type:** Ranch

**Age:** 25 Years

**Taxes:** \$7,414.14 (2016)

**Possession:** 60 Days (Flex)

**Lot Size:** 323.70' x 650', 4.84 Acres

**Heat/Cool/Electric:** Efficient Clare Gas Furnace, Central Air & 200 Amp Breaker Panel

**Home Inspection, Land Survey & Property Disclosure Available**



**Bedrooms:** 3 to 4

**Bathrooms:** 3 Full Baths & Guest Bath

**Parking:** Triple Car Garage with Inside Entry and access to rear yard with separate Heated Bike Garage (12' x 6'), Full Walk Up Attic plus Circular Commercial Grade Asphalt Driveway.

**Inclusions:** Fridge (2008), Gas Stove, Washer (2011), Dryer (2003) Dishwasher, Auto Door Openers + Controls, Satellite Dish (Shaw), Window Coverings and T.V. Mount.

**Outbuildings: 1)** Detached 29' x 29' 2 Car Garage (½ Heated, Insulated & Wired for Workshop with Concrete Floor)

**2)** 14' x 12' Shed with Hydro & Concrete Floor used as Garden Tractor Garage.

Located minutes from Lambeth! Close to Hwy's 401 & 402. Builder's Residence constructed to exacting standards and meticulously maintained! Pride of ownership evident. Gorgeous curb appeal with attractive wood shingled roof, full front porch, lovely trees and gardens and 2 front entrances. Quality oak floors and finishes including extensive kitchen cabinetry, wall of pantry & granite counters with luncheon bar and amazing view of landscape and trees. Family sized great room with cozy gas fireplace opens to kitchen & dining area with view of fields. Formal living room plus huge office which could be 4th bedroom. Master suite with split ensuite plus jetted tub. Convenient main floor laundry / utility room. Warm hardwood flooring and ceramic throughout main. Both spacious lower bedrooms have their own full baths. Games and separate TV room offers teen retreat, guest quarters or extended family living area. Too many Features to List! See Listing Agent for more details.



\*Purchaser to verify all information

**(519) 471-8888**

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