



# 55879 1st Street, Straffordville



Modern living 2 car garage bungalow and only 10 minutes to Tillsonburg! This open concept home boasts over 2300 sq. ft. of finished living space and offers a lifestyle beyond compare. The expansive concrete driveway offers abundant parking for multiple vehicles, as well as a heated double car garage w/ epoxy flooring providing ample room for all your prized possessions and outdoor toys. Walking through the front door, you are greeted with 9-foot ceilings and modern lighting, an abundance of pot lights, and a recessed ceiling in the living room. The kitchen offers under counter lighting, quartz countertops and lots of counter space. The great room has a large patio door that leads to a covered porch area over looking a fully fenced rear yard. The primary bedroom has a walk-in closet, 4-piece ensuite with modern tile-glass shower and double vanity. There's also two more spacious bedrooms, another 4-piece bathroom with tub enclosure. The basement is finished with large rec-room plus games area, two more bedrooms and another 4-piece bathroom with tub enclosure. Don't miss out on this one!

Asking \$799,999 MLS®

Bedrooms:	3 + 2	Bathrooms:	3
Water Source:	Drilled Well	Sewer:	Municipal Sewer
Heat Source:	Forced Air/Gas	Taxes:	\$3,927.01/2023
Sq. Ft.:	1,676 sq.ft	Lot Size:	66' x 132'

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