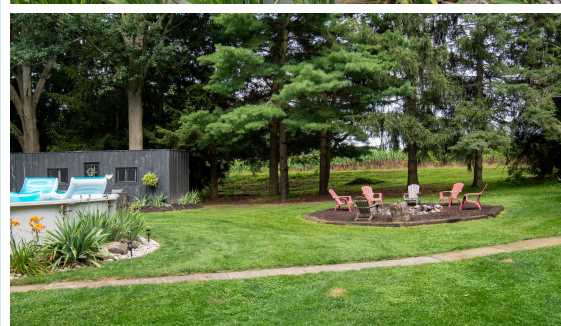


64 Rokeby Side Road, Norfolk



Welcome Home to 2 sprawling acres of lush greens on the edge of Tillsonburg. This 2,400 sq. ft. home is open concept with a large eat in kitchen, with 2 pantries, double oven, farmhouse sink plus a huge 10ft island. Laze back and enjoy the outdoor views from your living room which resembles a sunroom with its floor to ceiling windows. The large main floor master bedroom includes a walk in closet, a full ensuite with claw tub soaker as well as a large double head shower. The master has a private porch which leads to a hot tub for evenings of relaxation. The opposite wing of the house has 2 bedrooms, 1 full size bath as well as a 2 piece bath for your guests. This 25+ year old home has had extensive updates including all new windows, new shingles, air conditioning, new appliances and all new bathroom fixtures. In the winter months enjoy the certified wood burning fireplace on the lower level with your family and friends. Step outside to your very own 2 acre private oasis on the mature treed lot and enjoy your summer months with its 18ft x 33ft above ground pool, 2 tier deck with a porch swing, firepit plus pool change house. The 28ft x 38ft (approx.) shop has plenty of space equipped with 220 amp service, a car hoist for car enthusiasts as well as a brand new shingled roof. Asking \$1,150,000.00 MLS®

Bedrooms:	3	Bathrooms:	2+2
Water Source:	Well	Sewer:	Septic
Heat Source:	Forced Air/Propane	Taxes:	\$5,552.44/2024
Sq. Ft.:	2,400 sq.ft	Lot Size:	507.88' x Irregular

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