



LSTAR **Sold** **Residential** **MLS®# 598342**



4680 LAKESIDE Street
PLYMPTON WYOMING NON 1J6
 List Price: **\$495,000**
 Sale/Lease: **For Sale Only**
 Rooms Abv/Below: **/**
 # of Bedrms: **2 + 0**
 # of Bths: **2**
 Age: **OL**
 Type/Style: **Residential / Ranch**
 District: **Lambton County**
 Sub-Area/Nhbd: **Town of Plympton P Wyoming / Zone Rural (CB)**
 Near: **GORDON Town:N/A**
 Fronting: **North**
 Legal: **LOT 11 PL 34 PLYMPTON**

Great Room [M] 13.7 x 23.8	Kitchen [M] 11.4 x 13.01	Dining Room [M] 8.10 x 14.7	Sunroom [M] 11.7 x 26.3
Master Bedroom [M] 23. x 8.11	Family Room [M] 15.11 x 15.7	Bedroom [M] 11.11 x 9.11	Laundry [M] 5.10 x 15.01
4 Pc. Bathroom [M]	3 Pc. Bathroom [M]		

Room Size Msmt: Imperial	Lot Size: 79.99` FRONTAGE	Fireplaces: YES
Taxes: \$3,879 (2016)	Basement: Crawl	Heating: Energy Efficient, Forced Air, Central Air Gas
Exterior Finish: Vinyl, See Remarks	Basement Dev: Unfinished	A/C: YES / Central Air
Garage Type:	Waterfront:	Roof:
Garage Spaces:	Zoning: EP-L/R5	Balcony:
Ownership Type:	Handicpd:	Flooring: Carpet Over Wood, Hardwood, Ceramic
Virtual Tour:		Water:
Parking: Sngl Garage Att, Double Drive, Auto Door Opener	Total Area Rmks:	Sewer Type: Sewer
Features: Refrigerator, Microwave, Dishwasher, Wsh/Dry/Frig/Stv, Water Heater		
Site Infl: Lake Front, Lake Privileges, Treed Lot, Landscaped, Patio(S)		
General Rmks: Occupied: Owner Foundation: Block Outdoor Features: Satellite Dish		
Mortgage: TRT CLR		
Total Area:		
Area Msmnt:		
Incl. in Lease Costs:	Lease Rmks:	Lease Price Per Code:
Site Amenities:	Pool Description:	Foundation:
Rental Equipment: None		

Well maintained family home. Fully furnished 3 season sunroom, stamped concrete patio and sidewalks. Lakeview and lake access by stairs on the private property, 2 driveways, single garage, concrete laneway (6 years). 2 garage doors-2 garage door openers at front and back of garage. Additional features: guest suite, private entry, den, bathroom, sofa bed (pull out included, bedroom twin beds dresser included). Furnace-2 years, air conditioning 2 years, roof 4 years, 2 fireplaces-gas. Tile kitchen/dining room, lino baths and sunroom and laundry. Wood clapboard siding and vinyl and stone on front. Renovations over the years-sunroom added walls, removed between kitchen and dining, wall opened up between living and dining room, master bedroom made larger by removing wall to next bedroom, kitchen and baths remodeled 20 years.

Sellers:		SB Comm: 1.5%	Possession: 15 DAYS
Appts ABET 519-661-0380		SPIS: NO	Consent after EX: NO
Spcl Provisn: NO		Salesperson 1:	Salesperson 2:
Brokerage: ROYAL LEPAGE TRILAND REALTY(2), BROKERAGE, INDEPENDENTLY OWNED AND OPERATED		Phone:	Phone:
Phone: (519) 661-0380		Fax:	Fax:
Fax: (519) 661-0998		Toll Free:	Toll Free:
Toll Free:		Email:	Email:

Sell Date: Apr 24, 2017	Sell Price: \$470,000	DOM: 29
Leased Price:	Price Per:	

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 Data provided by London St. Thomas Association of REALTORS®

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