



# 3367 Settlement Trail

London's Talbot Village Community | \$769,000

For further information call:

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Group Preferred Realty Inc., Brokerage  
Independently Owned & Operated



Not intended to solicit clients currently under contract. All details contained herein are considered approximate and should be verified by Purchaser.



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## Rooms

### Main Floor

Foyer	14.5 x 10.8
Den	11.0 x 11.0
Kitchen	17.0 x 7.10
Dinette	10.0 x 10.0
Great Room	20.0 x 16.0
Dining Room	16.0 x 12.0
Laundry Room	10.10 x 6.0
Master Bedroom	16.0 x 13.0
Bedroom	11.0 x 11.0
Deck/Outdoor (Ext)	25.1 x 11.3
+ 4 Piece Bathroom and 5 Piece Ensuite	

### Lower Level

Bedroom	17.5 x 12.6
Recreation Room	40.0 x 27.0
Storage Room	13.7 x 10.5
Hobby Room	13.7 x 10.2
Hobby Room	9.11 x 5.8
Sunroom (Ext)	25.1 x 11.3
Coldroom	
+ 4 Piece Bathroom	

\*All measurements are approximate and to be verified by Purchaser

## Important Information

**Lot Size:** 62.34' x 112.91

**Taxes:** \$6482 (2017)

**Possession:** Flexible / 60+ Days

**Exterior:** Brick, Stone, Siding

**Heating:** Forced Air, Gas, Central Air

**Inclusions:** Dishwasher, Garage Door Opener, Smoke Detector, Wine Cooler, Mirror over Master Bedroom dresser, Central Vac w/accessories, and Gas BBQ.

**Rental Items:** Water Heater

Please see Listing Agents for exclusions from the sale.

## School District Information

### Elementary:

Lambeth PS                      Kensal Park FI  
Jean Vanier Catholic        St. Anthony Catholic FI

### Secondary:

Saunders Public Secondary  
St. Thomas Aquinas Catholic Secondary

\*Purchaser to verify all school districts and any proposed/scheduled changes



# Welcome Home to 3367 Settlement Trail

Simply incredible! Truly a rare offering. Enjoy million dollar view with this beautiful walk-out ranch backing on to the pond and walking trails in Talbot Village. Designed with you in mind, you must see this home in person which offers spacious rooms, open concept layout, and tasteful high quality finishes throughout. At over 4000 sqft finished, this home has something for everyone. The rear deck offers a custom outdoor BBQ/kitchen area, while the lower level walkout has a screened-in porch which is ideal for evening entertaining. Ideal location close to shopping, walking trails, and highway access. Completed home inspection available. Welcome Home!

