

28 Royal Dornoch Drive



St. Thomas
\$749,900



3+2



2+1



2,494 ft²



6

SPECIAL FEATURES



- Welcome to 28 Royal Dornoch in the sought-after Shaw Valley neighbourhood - with park/playground, daycare centre & an easy commute to London & Port Stanley.
- This 2020 brick bungalow built by MP Custom Homes offers 5 bedrooms, 3 full bathrooms, an inviting open-concept layout, cathedral ceilings, abundant natural light, laminate & tile floors & 2 car garage.
- Convenience meets luxury with main floor laundry/mudroom with built-ins, living room with gas fireplace, dining room with tray ceilings, 4pc bathroom & bedroom/office with closet.
- Designer kitchen by GCW features stainless steel appliances, corner pantry closet, quartz counters, spacious island, backsplash tile, custom desk built-in & patio door access to backyard featuring covered deck, concrete patio, shed & negotiable hot tub.
- The primary bedroom features a stunning 4-piece ensuite with double sinks & glass/tile shower & access to walk-in closet.
- The lower level features spacious rec-room area, 3 additional bedrooms each with closets, a 4pc bathroom & lots of storage space.

Don't Miss This Opportunity To Join This Great Neighbourhood!





Room Sizes

Main Level

Foyer	5'4" x 9'7"
Living Room	18'3" x 32'7"
Dining Room	11'10" x 9'10"
Kitchen	12'1" x 18'9"
Primary Bedroom	12'11" x 13'5"
Bedroom	10'6" x 10'7"
Laundry	11'1" x 5'11"
Primary Ensuite	4 Piece
Bathroom	4 Piece

Basement Level

Recreation Room	13'0" x 16'11"
Family Room	17'3" x 28'1"
Bedroom	11'2" x 10'4"
Bedroom	13'0" x 10'7"
Bedroom	11'9" x 10'6"
Storage	11'11" x 15'10"
Utility Room	15'5" x 8'8"
Bathroom	4 Piece

Room sizes are approximate and should be verified.



Possession: 60-89 Days **2023 Taxes:** \$5,108.82 **Lot Size:** 49.21' x 119.75'

Year Built: 2020 **Under Contract:** Hot Water Heater

Inclusions: Refrigerator, Stove, Range Hood, Dishwasher, Washer & Dryer, Smoke Detector, Window Coverings, Basement Freezer, Shed, Garage Door Opener W/Remote

Exclude: Garage Fridges

Heating: Forced Air Gas - 1 Natural Gas Fireplace **Cooling:** Central Air Conditioning

Parking: Double Attached Garage, Private Double Wide Asphalt Driveway

*Information is for marketing purposes ONLY and should be verified.



SEAL THE DEAL
WITH



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