



THE VISSCHER TEAM  
REAL ESTATE PROFESSIONALS

**34 HARVEST  
AVENUE**  
*Tillsonburg*



MLS #40667819/X9510827

## ABOUT THE PROPERTY



Welcome to this inviting semi-detached bungalow located in the Potter's Gate subdivision of Tillsonburg. Whether you're a retiree, a nature enthusiast, or simply someone seeking a peaceful retreat, this home is designed to meet your needs by offering a perfect blend of comfort, nature, and convenience. Inside, the main living space features an open concept design that allows for a seamless flow between the living room, dining area, and kitchen. 9' ceilings and large windows fill the space with natural light, offering beautiful views of the surrounding greenery. The master suite features garden views, a 4-piece ensuite with oversized tile shower, and spacious walk-in closet. The 2nd bedroom and main bathroom are located at the opposite end of the house offering privacy to either family members or guests. A laundry area is also located right off the kitchen for convenience. The unfinished basement offers a world of possibilities - whether you envision a future entertainment room, need extra storage, or a want workshop for your hobbies, this space can be tailored to your needs. The highlight of the property however is the location! Positioned beside a picturesque pond with no rear neighbours, you'll experience the peaceful sounds of nature and frequent visits from local wildlife, including geese, ducks, turtles, deer and more. It's the perfect spot for birdwatching or enjoying your morning coffee while basking in nature's beauty. The generous yard is perfect for gardening with plenty of room for future landscaping projects or creating your own outdoor sanctuary. Just minutes from all the essentials and amenities of town, you'll have everything you need within easy reach.



## PROPERTY FEATURES



2  
Bedrooms



2  
Bathrooms



Spacious Yard



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**exp**®  
REALTY  
BROKERAGE



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## AREA SCHOOLS



- ELEMENTARY SCHOOLS
  - SOUTH RIDGE PUBLIC SCHOOL
  - ST. JOSEPH'S CATHOLIC SCHOOL
  - MONSIGNOR J.H. O'NEIL CATHOLIC SCHOOL
- SECONDARY SCHOOLS
  - GLENDALE HIGH SCHOOL
  - ST MARY'S HIGH SCHOOL



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## AREA AMENITIES



- R&P GAS STATION - 1.1 KM
- DAKSH RESTAURANT - 1.2 KM
- TIM HORTON'S - 1.3 KM
- ZEHR'S - 1.7 KM
- RBC BANK - 2.4 KM
- CANADA POST - 2.5 KM
- WALMART - 2.5 KM
- SHOPPERS DRUG MART - 2.6 KM
- HOME HARDWARE - 2.7 KM
- TILLSONBURG HOSPITAL - 3.3 KM



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## OTHER INFORMATION



INCLUSIONS:  
FRIDGE, STOVE, MICROWAVE,  
DISHWASHER, WASHER, DRYER, GARDEN  
SHED, FLAGPOLE

LOT SIZE:  
0.32 ACRES

PROPERTY TAXES:  
\$3,776.73 (2024)

RENTAL ITEMS:  
HOT WATER HEATER



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**CONTACT KRISTY TODAY  
FOR MORE INFORMATION!**

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