

**THE VISSCHER TEAM**

REAL ESTATE PROFESSIONALS

**26 POLDON  
DRIVE**  
*Norwich*



**MLS® #X11948694**

## ABOUT THE PROPERTY



Welcome to this beautifully maintained split-level home, perfectly situated in a family-friendly neighborhood. The main level features a bright and open living, kitchen, and dining area which is perfect for entertaining and family get togethers. On the upper level you'll find three spacious bedrooms and a 4-piece bathroom with a luxurious soaker tub. The lower level offers even more space with an additional bedroom, a second 4-piece bathroom/laundry room, and a large rec room ideal for family movie nights, a play area, or work from home space. The basement is currently unfinished but offers the potential to expand the living space even further. A walkout from the rec room leads to a fully fenced backyard, complete with an above-ground pool, garden shed, and a gas hookup for your BBQ. The home also backs onto green space which offers both privacy and a scenic view. Conveniently located close to all the amenities Norwich has to offer, this is the perfect home for the whole family!



### PROPERTY FEATURES



**4  
Bedrooms**



**2  
Bathrooms**



**2-Car  
Garage**



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**exp**<sup>®</sup>  
REALTY  
BROKERAGE



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# 26 POLDON DRIVE Norwich

## AREA SCHOOLS



- **ELEMENTARY SCHOOLS**
  - Emily Stowe Public School
  - Rehoboth Christian School
  - St. Joseph's Elementary Catholic School
  - Monsignor J.H. O'Neil Middle Catholic School
- **SECONDARY SCHOOLS**
  - College Avenue Secondary School
  - St. Mary's Catholic High School

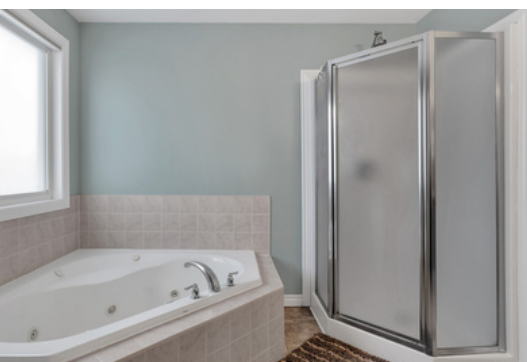


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## AREA AMENITIES



- CIBC Bank - 900m
- The Village Restaurant - 950m
- Shoppers Drug Mart - 800m
- Norwich Medical Centre - 500m
- Home Hardware - 1.1km
- Canada Post - 1.1km
- Foodland Grocery Store - 1.1km
- Shell Gas Station - 1.6km
- Tim Horton's - 2.5km
- Woodstock Hospital - 24.8km



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## OTHER INFORMATION



### INCLUSIONS:

Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, garden shed

**LOT FRONTAGE:**  
52.65'

**PROPERTY TAXES:**  
\$3,700 (2024)

**RENTAL ITEMS:**  
Hot water heater, water softener

