



THE VISSCHER TEAM
REAL ESTATE PROFESSIONALS

33 AUGUST
CRESCENT
Otterville



MLS #X11932476

ABOUT THE PROPERTY

This luxurious 3,000+ square foot custom-built bungalow sits on a beautifully landscaped 1-acre lot in an exclusive neighborhood, offering a perfect balance of privacy, tranquility, and curb appeal while blending modern design with elegant finishes. Upon entering, you're welcomed by a bright, open-concept layout, accentuated by large windows that fill the home with natural light and 9' high ceilings that create an airy, expansive feel. The heart of the home is the high-end kitchen, complete with top-of-the-line appliances, custom cabinetry, and a large island perfect for meal preparation or casual dining. This space seamlessly flows into the dining and living areas, making it ideal for entertaining or family gatherings. The master suite is a private retreat, featuring large windows with serene views, a spa-like ensuite with a soaking tub, luxurious shower, dual vanities, and a spacious walk-in closet. Two additional bedrooms share a full modern bathroom, while a stylish powder room adds convenience for guests. The home also features a large laundry/mudroom, designed for practicality and organization, with built-in storage and access to the three-car garage. The garage is perfect for car enthusiasts or anyone needing extra storage, accommodating larger vehicles or a workshop space. Outside, the professionally landscaped grounds create a peaceful, private setting. Whether relaxing on the patio, hosting outdoor gatherings, or enjoying the serene views, the outdoor space complements the home's elegant design. With its blend of luxurious amenities, custom craftsmanship, and peaceful setting, this modern bungalow offers an unparalleled living experience in one of the area's most exclusive communities. Every aspect of the home has been designed to cater to both the aesthetic and practical needs of modern living, making it a rare find for discerning buyers.



PROPERTY FEATURES



3
Bedrooms



2.5
Bathrooms



3-Car
Garage



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AREA SCHOOLS



- ELEMENTARY SCHOOLS
 - EMILY STOWE PUBLIC SCHOOL
 - ST. JOSEPH'S CATHOLIC SCHOOL
 - MONSIGNOR J.H. O'NEIL CATHOLIC SCHOOL
 - REHOBOTH CHRISTIAN SCHOOL
- SECONDARY SCHOOLS
 - GLENDALE HIGH SCHOOL
 - ST. MARY'S CATHOLIC HIGH SCHOOL



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AREA AMENITIES



- MARKET BY THE FALLS - <1.0 KM
- OTTER CREEK GOLF CLUB - 2.2 KM
- ESSO GAS STATION - 5.2 KM
- TIM HORTON'S - 7.6 KM
- HOME HARDWARE - 8.9 KM
- THE VILLAGE RESTAURANT - 9.1 KM
- SHOPPERS DRUG MART - 9.2 KM
- FOODLAND GROCERY STORE - 9.4 KM
- TILLSONBURG HOSPITAL - 15.6 KM



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OTHER INFORMATION



INCLUSIONS:
ALL KITCHEN AND LAUNDRY APPLIANCES

LOT SIZE:
1.002 ACRES

PROPERTY TAXES:
\$7,802.38 (2024)

RENTAL ITEMS:
NONE



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MORE INFORMATION!



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FEATURES

- Designed by Skinner Design (London)
- 3,010 SF main floor + 900SF garage
- 3 car garage with 9.5' garage doors
- 9' ceilings throughout, 16' ceiling in living room
- 8' interior doors
- Coffered ceilings with lighting
- European windows
- Engineered white oak floor
- Heated tile floors
- Oak staircase with glass
- Natural gas fireplace in living room
- Custom kitchen with large island
- Stainless steel Fisher & Paykel appliances
- 9' basement ceiling
- On demand water heater
- Central vac
- Professionally landscaped with complete lawn irrigation and individual lant irrigation