



THE VISSCHER TEAM
REAL ESTATE PROFESSIONALS

**6 WOOD HAVEN
DRIVE**
Tillsonburg



MLS #X11903725

ABOUT THE PROPERTY



Welcome to this beautifully maintained property situated in highly desirable southwest Tillsonburg. As you arrive, you'll appreciate the spacious double-wide driveway featuring stunning interlocking stone, providing ample parking for family and guests. Step inside to discover a thoughtfully designed layout that emphasizes open living spaces and modern convenience. The open-concept kitchen, living, and dining area create an inviting atmosphere, perfect for entertaining or relaxing with loved ones. The kitchen boasts ample cabinetry, plenty of counter space, and a large central island, making meal preparation and hosting a breeze. Adjacent, the bright and airy dining area flows effortlessly into the cozy living room, where a beautiful gas fireplace takes center stage, offering warmth and charm on cool evenings. This home features 3 generous-sized bedrooms and 3 well-appointed bathrooms. The primary bedroom includes a spacious walk-in closet and a 4-piece ensuite which offers convenience, privacy, and comfort. Each additional bedroom is spacious and versatile, making them ideal for family members, guests, or even a home office. The partially finished basement provides endless possibilities for additional living space, whether you're looking to create a home gym, media room, or play area for the kids. There's also plenty of storage space to keep your home organized and clutter-free. Outside, the fully fenced backyard is your own private oasis. The patio area is perfect for outdoor dining, summer barbecues, or simply unwinding after a long day. The yard offers plenty of space for gardening, pets, or children to play safely. This home is conveniently located close to town, offering easy access to schools, parks, shopping, and all the amenities Tillsonburg has to offer. Move-in ready and available immediately, this charming bungalow is the perfect place to call home. Don't miss out on this exceptional opportunity—schedule your viewing today!



PROPERTY FEATURES



3
Bedrooms



2.5
Bathrooms



Double Car
Garage



Alex Viisscher, Broker
519.709.3701
alex@theviisscherteam.ca
www.theviisscherteam.ca



622 Dundas St, #408,
Woodstock, ON N4S 1E2
519.550.1111
www.exprealty.ca

6 WOOD HAVEN DRIVE *Tillsonburg*



AREA SCHOOLS

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



6 WOOD HAVEN DRIVE Tillsonburg

AREA AMENITIES



- RBC BANK - 1.8KM
- CANADA POST - 2.0KM
- TIM HORTON'S - 2.0KM
- METRO GROCERY STORE - 2.1KM
- TILLSONBURG HOSPITAL - 2.1KM
- SHOPPERS DRUG MART - 2.2KM
- CANADIAN TIRE - 2.2KM
- THE MILL RESTAURANT - 2.2KM
- WALMART - 2.3KM
- PIONEER GAS STATION - 2.9KM
-



6 WOOD HAVEN DRIVE Tillsonburg

OTHER INFORMATION



INCLUSIONS:
FRIDGE, STOVE, DISHWASHER,
MICROWAVE, WASHER, DRYER

LOT SIZE:
56.43' x 119.75'

PROPERTY TAXES:
\$5,589.55 (2024)

RENTAL ITEMS:
HOT WATER HEATER

