



**ADDITIONAL INFORMATION**  
 MLS #: X12405931  
 List Price: \$739,900  
 Style: Residential Freehold / Detached  
 Taxes: \$4,263/2024  
 Lot Front: 60.15 ft  
 Lot Depth: 100.19 ft



CONTACT US

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BROKER

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Info presented herein deemed to be correct but not proven, for marketing purposes only. Info and dimensions (approx) should be verified. Details on awards and award levels can be found at [www.royallepage.ca](http://www.royallepage.ca).

**ROYAL LEPAGE**  
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OFFICE: 519.672.9880  
 #103-240 WATERLOO STREET  
 LONDON, ONTARIO

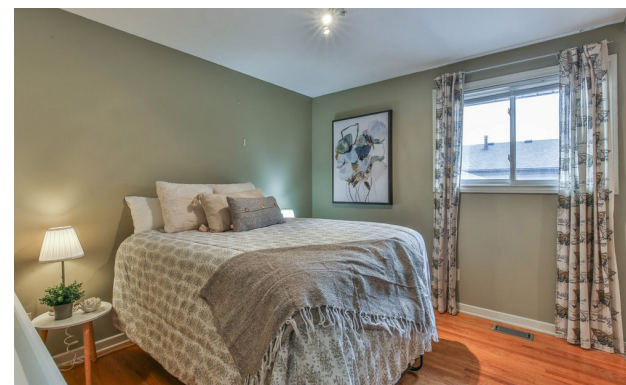












## DESCRIPTION

Living at 41 Fox Mill Court in London, Ontario, offers a rare combination of comfort, convenience, and community in the heart of the desirable Westmount neighborhood. Nestled on a quiet cul-de-sac, this beautifully maintained raised ranch home sits on a private, tree-lined lot with southern exposure, creating a peaceful and sun-filled retreat. The home features a double car garage, 3+1 bedrooms, 2 full bathrooms, and an inviting layout that blends functionality with warmth. The main level includes a bright dining area, updated kitchen, and refreshed flooring and bathrooms throughout. A cozy gas fireplace anchors the lower-level family room, perfect for relaxing or entertaining complete with kitchenette. One of the standout features is the built-in Gemstone

lighting system along the front soffits, offering beautiful, customizable year-round lighting without the hassle of seasonal installation. Whether it's mood lighting on summer evenings or festive colors for the holidays, you can enjoy the ambiance and elegance of exterior lighting at the touch of a button all year long. Step into the backyard oasis and unwind in the hot tub, surrounded by mature trees and privacy. This home offers a perfect blend of indoor comfort and outdoor enjoyment. Located near top-rated schools, parks, shopping, and river trails, every convenience is just minutes away. With thoughtful upgrades, practical amenities, and charming details throughout, 41 Fox Mill Court is a welcoming home built for both everyday living and special moments.



 Bungalow-Raised	 Above Grade (approx.) Interior: 1,291.16 sq ft Exterior: 1,437.85 sq ft	 3+1 Bedrooms	 2 Bathrooms
 Westmount	 Below Grade (approx.) Interior: 1,035.22 sq ft Exterior: 1,149.99 sq ft	 Year Built: 1971	 2+4 Parking Spots

