

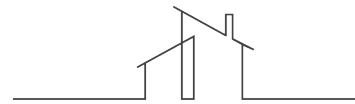


#137 - 3278 COLONEL TALBOT ROAD

NADEAU + REID

LONDON, ONTARIO

REAL ESTATE TEAM



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ADDITIONAL INFORMATION

MLS #: X12949022
List Price: \$824,900
Style: Vacant Land Condo / 2 Storey
Taxes: \$5,985 / 2025
Condo Fees: \$260.78 / Month
Included In Fees: Snow Removal,
Landscaping, Grass Maintenance,
In-ground Sprinkler System
Amenities: BBQs Allowed, Visitor Parking



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BROKER

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TRILAND REALTY
BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

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



ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
2019-2025

10
ROYAL LEPAGE
TOP TEN AWARD
TEAM - ONTARIO
2025



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Welcome to the Promenade in Talbot Village! This detached vacant land condo offers the rare advantage of owning your lot while enjoying low-maintenance living, all in a prime location just minutes from everyday amenities. Backed by open green space and surrounded by ponds and the Talbot Trail System, this home offers a peaceful setting with added privacy and no direct rear neighbours. Offering approximately 2,200 sq ft above grade (as per exterior measurements), plus a finished lower level, this 3+1 bedroom home is well designed for modern living. The main floor features 9 ft ceilings and an open-concept layout with a spacious great room, complete with gas fireplace and large windows with California shutters. The kitchen is both functional and stylish, featuring stainless steel appliances, a quartz island, and custom ceiling detail. Upstairs, you'll find a generous family room, convenient second-floor laundry,


and a primary bedroom with a 4-piece ensuite. Two additional bedrooms and a full bathroom complete the level. The finished lower level offers a recreation room, guest bedroom with 2 closets, 4-piece bathroom, and additional storage space. Notable upgrades and features include hardwood flooring, quartz countertops, pot lights in the great room, wrought iron spindles, California shutters, and a covered rear porch overlooking green space. Additional highlights include a double car garage, excellent curb appeal, and visitor parking located directly in front of the home. Condo fees are \$260.78/month and include snow removal, landscaping, grass maintenance, and an in-ground sprinkler system. Ideally located just minutes from Byron and Westmount, and close to grocery stores, restaurants, banks, and more-this is an excellent opportunity to enjoy a well-maintained home in a sought-after community.




 Vacant Land
Condo | 2 storey


 Above Grade (approx.)
Interior: 1,937.19 sq ft
Exterior: 2,233.42 sq ft

 3+1 Bedrooms

 3.5 Bathrooms

 Byron

 \$824,900

 Approx Year
Built: 2011

 2 Garage Spaces
2 Driveway Spaces

