

\$850,000 - 7308 Grande River Line, Chatham

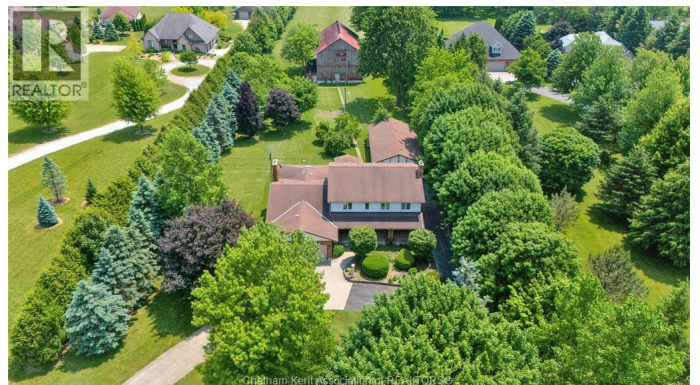
MLS® #25023142

\$850,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

N/A, Chatham, Ontario

Welcome to a rare estate ownership opportunity along the scenic Grande River Line—this custom built timeless architectural design 2-storey double car garage home rests on nearly 3 acres of beautifully maintained land with privacy mature tree screening, offering tranquility, as well as a wealth of development potential. Inside the existing home, you'll find 4 spacious bedrooms, including a large primary suite with its own shower ensuite bath. The main floor layout blends function and comfort with its large great room, formal living and dining areas, and a spacious sit-in bright kitchen that opens to the morning sunrise and rear yard views. This home also features an all season sunroom escape overlooking the manicured rear yard property. The lower level layout functions with a second food prep area, a large cold storage area, and an extensive office area with direct access to the exterior via walk up steps—ideal for visitors and professional work use. Outside the home, you'll find lots of parking spaces with a circular asphalt and concrete driveway, plus a detached two car garage and workshop area with its own source of high voltage hydro. A real bonus is a huge storage barn located on this property, character-filled that adds extra charm and utility—perfect for hobby use, storage, or conversion. Step into the peaceful backyard oasis featuring a lovely gazebo, perfect for relaxing, entertaining, or enjoying river views. The home is connected to municipal water, but



also includes a private well on the property, offering added utility and flexibility. Imagine all of the benefits of owning this estate property that backs onto the Thames River with mature trees and a canvas for your endless creative ideas, only minutes from everything including shopping, amenities and the downtown Chatham core . (id:6289)

Built in 1977

Essential Information

Listing #	25023142
Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7308 Grande River Line
Subdivision	N/A
City	Chatham
Province	Ontario
Postal Code	N7M0N3

Amenities

Features	Ravine, Paved driveway, Circular Driveway, Concrete Driveway
Parking	Attached Garage, Detached Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Natural gas Forced air, Furnace
Fireplace	Yes

Fireplaces	Wood,Wood
# of Stories	2

Exterior

Exterior	Aluminum/Vinyl, Brick
Exterior Features	Landscaped
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE PEIFER REALTY Brokerage
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