

\$1,349,999 - 5482 Talbot Trail, Merlin

MLS® #25025286

\$1,349,999

5 Bedroom, 4.00 Bathroom, 2,337 sqft

Single Family on 0.00 Acres

N/A, Merlin, Ontario

Experience refined lakeside living at 5482 Talbot Trail, a custom-designed executive home offering timeless craftsmanship, ultimate privacy, and sweeping panoramic views of Lake Erie. Situated on 2.29 acres atop a fairy tale 100-foot cliff, this one-of-a-kind residence was built in 2017 and has been meticulously maintained by its original owner. With over 2,300 sq. ft. of luxury living on the main floor and a fully finished basement, this Energy Star®-rated custom home features 5 spacious bedrooms, 3.5 bathrooms, and a heated triple-car garage. Interior highlights include hardwood flooring throughout, Cambria quartz countertops, a chef's kitchen with high-end appliances and a walk-in pantry, and built-in speakers throughout the main living areas. The primary suite is a true retreat with a spa-inspired 5-piece ensuite featuring heated floors and a custom walk-in closet. Step outside to a private outdoor oasis complete with a 16' x 32' heated in-ground pool, expansive concrete patio, pool shed, firepit, and manicured perennial gardens—all perfectly positioned to take in the unobstructed lake views. One of the lower-level bedrooms has been transformed into a professionally finished sound room with acoustic insulation, double drywall, and sound-treated ceiling. Additional features include a gas furnace, Generac, alarm system with four exterior cameras, 200 amp service, municipal water, and a fully spray-foamed basement. Surrounded by wildlife, bald eagle nests and



only minutes from local markets and orchards,
this is a rare opportunity to own a custom
lakefront estate in one of Chatham-Kent's
most breathtaking locations. (id:6289)

Built in 2017

Essential Information

Listing #	25025286
Price	\$1,349,999
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,337
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	5482 Talbot Trail
Subdivision	N/A
City	Merlin
Province	Ontario
Postal Code	N0P1W0

Amenities

Features	Double width or more driveway, Concrete Driveway
Parking	Garage
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

Interior

Heating	Natural gas Forced air, Furnace
Cooling	Central air conditioning

of Stories 1

Exterior

Exterior Brick, Stone
Exterior Features Landscaped
Lot Description 169.26 X 623.43 / 2.39 AC|1 - 3 acres
Foundation Concrete

Listing Details

Listing Office RE/MAX PREFERRED REALTY LTD.



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