

# \$1,249,000 - 7154 Talbot Trail, Chatham-Kent (blenheim)

MLS® #X12107320

**\$1,249,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Blenheim, Chatham-Kent (blenheim), Ontario

Nestled on the picturesque North shore of Lake Erie, the Lakehouse is a fabulous custom-built ranch that offers a luxurious and serene living experience. This property is designed for easy one-floor living, featuring an open and inviting layout that seamlessly blends comfort with elegance. The heart of this home is the expansive great room and kitchen combo, perfect for both relaxing and entertaining bathed in natural light, thanks to the wall-to-wall windows that provide breathtaking, views of the sparkling lake. From here, you can step out onto the south-facing sundeck, an ideal spot for enjoying your morning coffee or hosting evening gatherings. Adjacent to the kitchen is a formal dining room, where you can host dinner parties and family gatherings in style. The main floor also boasts a cozy family room with a fireplace, offering a warm and inviting atmosphere for the whole family. The primary bedroom retreat, featuring a spacious layout and a 5-piece ensuite bathroom. A second guest bedroom on the main floor provides comfort and privacy for visitors. The lower level of the home offers two additional bedrooms for guests or family members, a recreation room, a games room, and laundry area. With ample storage space, this area can be adapted to suit a variety of needs, whether you desire a home gym, office, or additional living quarters. Situated on four manicured acres, the property offers stunning year-round views and plenty of outdoor space to enjoy. A triple car garage with a heated



workshop provides ample room for vehicles and hobbies alike. The Lakehouse is conveniently located just 8 minutes from the charming town of Blenheim, ensuring easy access to amenities and services. Whether you are seeking a permanent residence or a vacation retreat, the Lakehouse on Talbot Trail promises an exceptional living experience.

(id:6289)

**Essential Information**

Listing #	X12107320
Price	\$1,249,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	7154 Talbot Trail
Subdivision	Blenheim
City	Chatham-Kent (blenheim)
Province	Ontario
Postal Code	N0P1A0

**Amenities**

Amenities	Beach, Marina, Fireplace(s)
Features	Flat site
Parking Spaces	7
Parking	Attached Garage, Garage
# of Garages	2
View	View, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Appliances	Garage door opener remote(s), Oven - Built-In, Central Vacuum, Water Heater - Tankless, Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Ventilation system
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	338 x 513.4 FT 2 - 4.99 acres
Foundation	Poured Concrete

## Listing Details

Listing Office	ROYAL LEPAGE TRILAND REALTY
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