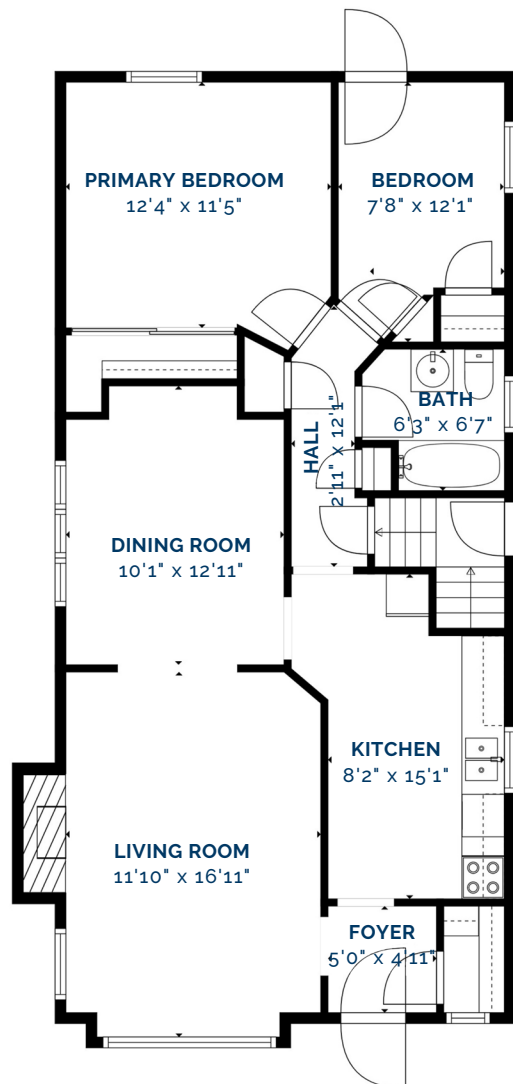




BASEMENT



MAIN FLOOR



71 DELEMERE AVENUE



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# THEY SIMPLY DON'T BUILD THEM LIKE THIS ANYMORE!

Experience timeless charm and versatility with this Tudor-style detached bungalow nestled on the most coveted street in the area. Steeped in original character, this home boasts untouched wood trim, a captivating stone fireplace, and immaculate gumwood wainscoting. The entrance welcomes with its original terracotta floor tiles, a testament to its enduring allure.

Convenience reigns supreme with three entry points – front, back, and side – offering seamless access throughout. Golf enthusiasts will revel in proximity to the Lambton Golf and Country Club, mere steps away. Meanwhile, for those inclined toward renovation or construction, the generous 30-foot x 115-foot lot with a private driveway beckons, whispering "realize your vision here."

With effortless access to transit, highways, and the airport, this home presents an unparalleled opportunity not to be missed. Seize the chance to craft your ideal living space in a location that epitomizes both charm and convenience.

## FEATURES

- Original wood trim
- Stone fireplace
- Gumwood wainscoting
- Original terracotta floor tiles in the entry
- Lead glass windows
- Spacious kitchen
- Private drive with parking for 3 cars
- Front, side and back entries
- Fenced backyard
- Garage

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