



3 Bedroom | 2 Bath | 2717sqft

Key Features

155 Broadway Street
Parkhill, Ontario



PRIME
REAL ESTATE BROKERAGE

155 Broadway Street

KEY FEATURES

- Magnolia Network recognized designers transform landmark Church in growing Parkhill into a luxurious, high-quality crafted home
- Potential commercial ventures & unique elevated short term rental opportunities
- Located in quaint, welcoming community of Parkhill, just 15 minutes from the sandy shores of Lake Huron
- 20 minutes to Major HWY-402, 25 minutes to Strathroy, 30 Minutes to West London, 50 Minutes to Sarnia, 55 minutes to Stratford

INTERIOR

- Custom windows, millwork and engineered hardwood flooring throughout, creating a seamless and sophisticated living space
- The original 1914 Bell Tower houses a fully functioning Meneely Bell from Troy, New York. The original stained glass window and original doors open to a Juliet balcony offering a serene space to enjoy warm breezes and panoramic views while reading a book or enjoying your morning coffee
- New solid core doors adding durability and a refined aesthetic
- Brand new electrical, plumbing, and ductwork systems, ensuring modern functionality and reliability
- Two HVAC & AC units and a new hot water system that enhance energy efficiency and savings
- Newly installed polyurethane spray foam insulation providing superior energy efficiency, enhanced comfort and reduced utility expenses

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GRAND FOYER

- Spacious foyer adorned with diamond-pattern porcelain floors
- Custom millwork feature wall concealing a 'secret door' to the cloakroom serving as a spacious mudroom
- Soaring ceiling with architectural arch
- Striking large chandelier

GOURMET KITCHEN

- Gourmet chef's kitchen equipped with premium THOR appliances, including a 6-burner gas stove with an overhead pot filler, refrigerator, and dishwasher
- 10'x5' island with quartz countertop, featuring a porcelain farmhouse sink and fluted banquette dining table
- White oak, soft-close dovetail wood cabinetry with coordinating custom built china cabinet
- Built-in wine rack, appliance pantry with tuck-away doors, oil and spice pull-outs, built-in pull-out recycling and garbage receptacles, and bespoke organizers

GREAT ROOM

- Open concept layout offering endless possibilities for customizable floor plans
- Stunning floor-to-ceiling handcrafted cultured stone gas fireplace, expertly crafted in Norwich, ON
- A large custom arch window that fills the space with natural light
- Original 18 ft. tongue-and-groove ceiling complemented by original hand-hewn beams and large fan
- TV hookup conveniently located above the fireplace

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PRIVATE LIVING QUARTERS

- The residence wing provides a tranquil retreat for relaxation, boasts three generous bedrooms, including a primary suite
- Main floor laundry featuring double swing door
- 5pc full guest bathroom with spa-like features including double vanity with quartz countertop

PRIMARY SUITE & ENSUITE

- Vaulted ceiling paired with large fan
- Spacious walk-in closet ready for personal customization
- Spa-like 5pc ensuite equipped with stand alone soaker tub, low curb glass shower with luxury tile, double sink vanity with quartz countertop and heated floors
- Custom window providing natural light and a view of the backyard, featuring an original Rose of Sharon bush

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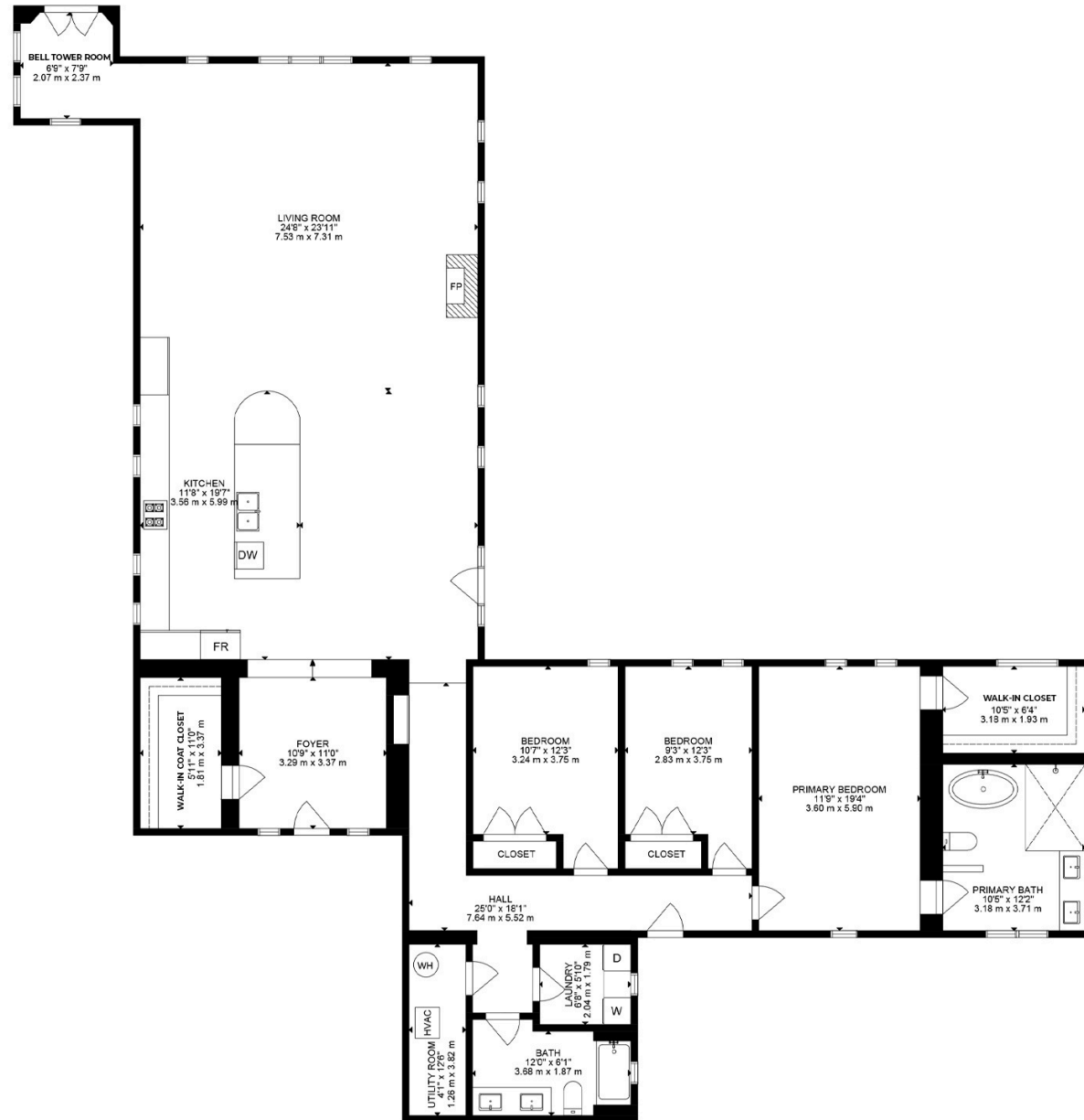
EXTERIOR

- 0.28 acre corner lot with 2 outdoor living spaces
- Sprawling deck great for entertaining
- A custom fire pit for year-round enjoyment and professionally landscaped grounds are all enclosed with an ornamental steel fence
- Private interlocking stone patio with seating area, and 7' fence surrounds the backyard offering a serene space for relaxation and privacy
- Spacious double paved drive offering parking for 4 vehicles
- Standing seam steel roof, with matching black tin gutters, downspouts, fascia and soffits
- Property offers the ability to add a garage

FOR MORE INFORMATION: primebrokerage.ca/church

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FLOOR PLAN



*All information furnished regarding property for sale, rental or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price rental or other conditions prior, sale, lease, financing or withdrawal without notice. are approximate, For exact dimensions you must hire your own architect or engineer.

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Potential Garage Information

These guidelines were provided by the County of Middlesex. Buyer/ Buyer Agent to perform own due diligence

- Zoned 'Residential Density One Exception 22 (R1-22) Zone' which permits for accessory structures up to a maximum of 10% of the lot area, with a maximum lot coverage for all buildings (i.e. including existing "dwelling") of 45%.
- Maximum height measured from grade to peak – 5.5 m
- Only permitted in the side or rear yard
- Minimum 1.5 m from the wall of the main building
- Minimum 1.5 m from the interior and rear lot line
- Minimum 3.0 m from the exterior side lot line (Albert Street)
- Services on the property could impact the location of the garage- locates of services may be required