



**CUSHMAN & WAKEFIELD**

Southwestern Ontario

**FOR SALE**

**60 SIR ROBERT PLACE**

*Arva, ON*



**WELCOME TO THE CROWN JEWEL IN ST. JOHN'S ESTATES**

**ASKING PRICE**

**\$2,999,900**

**BUILDING AREA**

**OVER  
10,000 SF**

**SITE AREA**

**2.08  
ACRES**

**DAN DESJARDINS**

*Sales Representative*

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**CUSHMAN & WAKEFIELD**  
**SOUTHWESTERN ONTARIO**  
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# ABOUT THE PROPERTY

Welcome to the crown jewel in St. John's Estates! Step into over 10,000 total SF of exciting architecture on a premium 2.08 acre lot! Impressive floor plan features foyer/gallery showcasing exotic wood art niches and ceiling detail! Spectacular great room presents impressive living room anchored by floor to ceiling granite fireplace, 15 foot live edge Bubinga wood dining room table, bar and billiards featuring Zebra wood detailing and cherry/maple built-ins. Professional grade luxury gourmet kitchen. Main floor full west wing primary suite with oversized dressing room, double walk-in closets, dual fireplaces, access to front courtyard, back wrap-around covered concrete patio with cedar tongue and groove ceiling overlooking lush grounds and serene woodlands. State of the art gym. Four spacious second floor bedrooms with sitting area, ensuites and built ins. 2<sup>nd</sup> floor media room with electric black out blinds. Rich Tiger wood flooring. Wirsbo in-floor heating system. Triple car garage with dual 12 ft entry doors and large rear garage door to access sizable concrete pad for additional outdoor activities such as basketball, hockey or loads of additional parking. Just a few minutes drive exceptional restaurants, Masonville Mall shopping, Western University and University Hospital.

## SUMMARY

BUILDING AREA	10,000 SF
TOTAL ROOMS	14
TOTAL BEDROOMS	5
KITCHEN	1
SITE AREA	2.08 Acres
TAXES	\$21,689 (2025)
HEATING	Forced air heating



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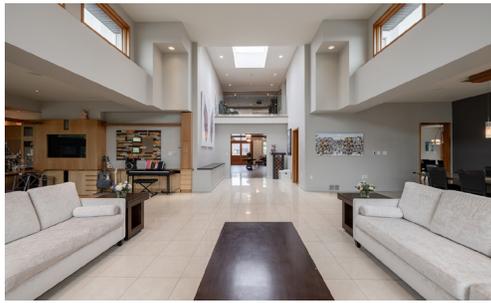
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# PROPERTY IMAGES



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