

# REAL ESTATE AUCTION

65 Cove Road, London, ON

**Online Auction opening May 18**

**Closing June 3, 6:00 pm**



*When you want your  
Real Estate sold yesterday!*

151 York Street, London, ON N6A 1A9  
519-672-6604 or 877-672-6604

[www.NorthAmericanAuctioneers.com](http://www.NorthAmericanAuctioneers.com)

**BIDDERS INFORMATION PACKAGE**  
for  
**65 Cove Road, London, ON**

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**INTRODUCTION**

## **DON'T MISS THIS OPPORTUNITY!**

Own your own waterfront property right in the middle of London Ontario!  
Over 900 feet of waterfront with 2 houses and a huge 90 foot quonset hut to store  
all of your equipment or toys.

There are no properties like this in the city and this will probably be your only  
chance to own a slice of paradise in the middle of the city.

7.6 acres

900 plus feet water frontage

2 houses

Quonset hut storage building

Auction start: May 18, 2026 10 a.m.

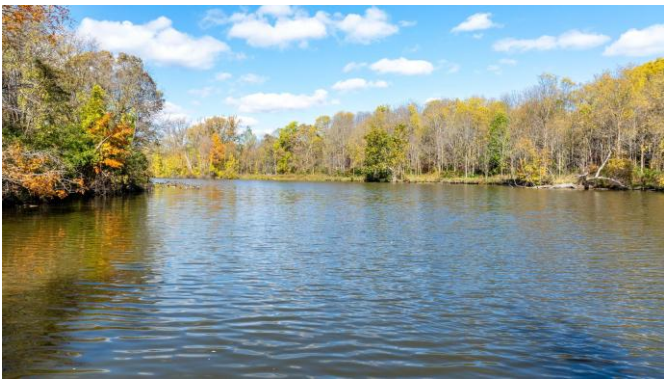
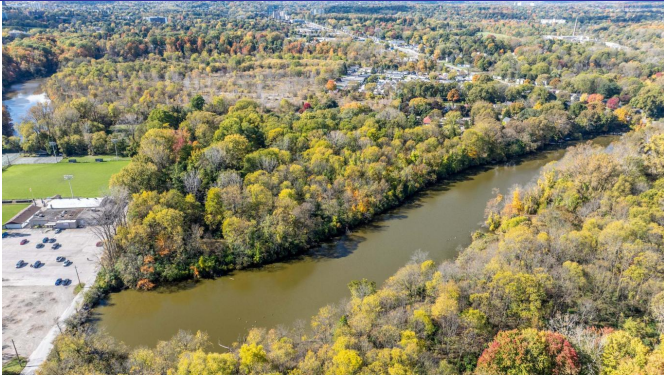
Auction close: June 3, 2026 6 p.m.

### **Buying Through Auction**

Buy with confidence and without the fear of offering too much. Unlike buying a home through multiple offers not knowing what to offer, through an auction you can submit your offer and watch the bids for the house increasing as much or as little as you wish. Should you have a realtor no worries, they are able to assist you with the purchase and will be paid on closing.

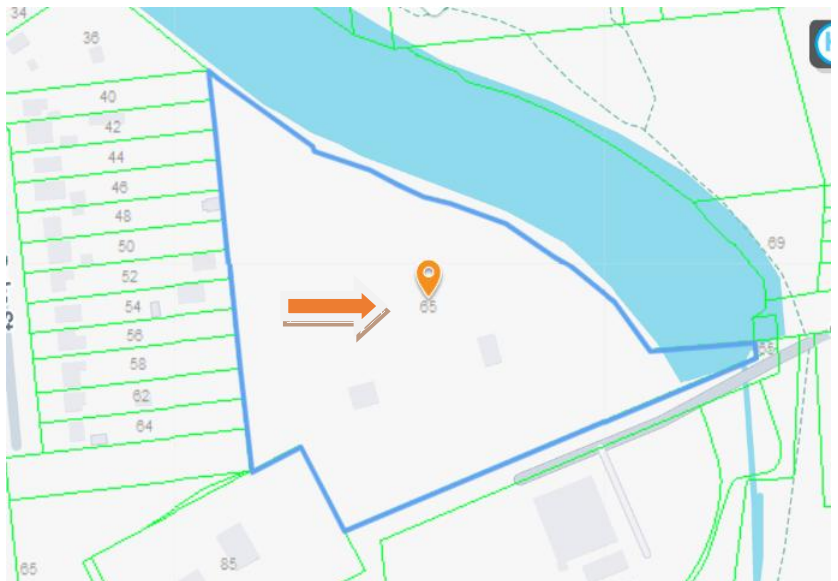
Finally, you have a completely transparent way of purchasing a home while still having all the benefits of the sale being handled by an Ontario Real Estate brokerage!

**Lot & Area Photographs**





Map view of property



**Property Client Full**

**65 Cove Road, London, Ontario N6J 1H8**

Listing

**65 Cove Rd London**

**Active / Residential Freehold / Detached**

MLS® #: **X13107436**

List Price: **\$799,000**

**New Listing**

**Middlesex/London South/South D**



Tax Amt/Yr: **\$13,394.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **1/1**  
 Legal Desc: **PT LTS A & B N/S CENTRE STREET , PL 259(4TH); PT LT A S/S CENTRE STREET , PL 259(4TH); PT CENTRE ST, PL 259(4TH), & PT LT 4, W/S WHARNCLIFFE; PT 1 ON LRP 5, AS IN LT437347, S/T & T/W 847598, S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY, UNDER LC85367 CITY OF LONDON**

Style: **Bungalow** Rooms Rooms+: **11+0**  
 Fractional Ownership: BR BR+: **4(4+0)**  
 Assignment: Baths (F+H): **2(2+0)**  
 Link: **No** SF Range: **1500-2000**  
 Storeys: **1.0** SF Source: **Estimated**  
 Lot Irreg: Lot Acres: **5 - 9.99**  
 Lot Front: **762.00** Fronting On: **N**  
 Lot Depth: **689.00** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **R1-6**  
 Dir/Cross St: **Wharncliff and cove**

PIN #: **083940682** ARN #: **393607004005601** Contact After Exp: **Yes**  
 Holdover: **60** Survey Year/Type: **None**  
 Possession: Possession Date: **2026-08-11**

Kitch Kitch + Fam Rm: <b>2 (2+0)</b> Yes	Exterior: <b>Alum Siding</b>	Utilities: <b>Gas, Hydro, No Sewers, Cable, Telephone Municipal</b>
Basement: <b>Yes/Partial Basement</b>	Garage: <b>No</b>	Water: <b>Waterfront Feat: Other</b>
Fireplace/Stv: <b>No</b>	Gar/Gar Spcs: <b>None/0.0</b>	Water Supply Type: <b>Waterfront Struc: Not Applicable</b>
Interior Feat: <b>None</b>	Drive Pk Spcs: <b>20.00</b>	Water Meter: <b>Yes</b>
Parking Feat: <b>Private</b>	Tot Pk Spcs: <b>20.00</b>	Waterfront Feat: <b>Other</b>
Heat: <b>Baseboard</b>	Pool: <b>None</b>	Waterfront Struc: <b>Not Applicable</b>
Heat Source: <b>Electric</b>	Room Size:	Well Capacity: <b>Septic Unknown</b>
A/C: <b>/None</b>	Rural Services:	Well Depth:
Central Vac: <b>No</b>	Security Feat:	Sewers: <b>Septic Unknown</b>
Apx Age: <b>51-99</b>		Special Desig:
Laundry Lev: <b>Main</b>		Farm Features:
Retirement: <b>No</b>		Winterized:
Property Feat: <b>Lake/Pond, Public Transit, Waterfront, Wooded/Treed</b>		
Roof: <b>Asphalt Shingle, Flat</b>		
Foundation: <b>Slab</b>		
Soil Type:		
Alternate Power: <b>None</b>		
Water Name: <b>The Cove</b>		
Waterfront Y/N: <b>Yes</b>	Waterfront: <b>Direct</b>	Island YN: <b>No</b>
Water Struct: <b>Not Applicable</b>	Easements/Restr: <b>Conservation Regulations, Flood Plain</b>	
Water Features: <b>Other</b>		
Under Contract:	Dev Charges Paid:	HST App To SP: <b>Not Subject to HST</b>
Access To Property: <b>Yr Rnd Municipal Rd, Yr Rnd Private Rd</b>	Shoreline Exposure: <b>East</b>	
Shoreline: <b>Natural</b>		
Shoreline Road Allowance: <b>None</b>		
Docking Type: <b>None</b>	Water View: <b>Direct</b>	Channel Name:
View: <b>Water</b>	Lot Shape: <b>Irregular</b>	Lot Size Source: <b>GeoWarehouse</b>

**Remarks/Directions**

Client Rmks: **Fantastic opportunity to own a 7.69 acre oasis in the middle of London with over 900 feet of water frontage! Fantastic opportunity to rent out these 2 homes and use the huge 90 foot Quonset hut for your shop or live in your own forest in the city. Property to be auctioned by North American Auctioneers with auction closing June 3rd 6pm. Contact listing agent for more information and bidder's package or go to [www.northamericauctioneers.com](http://www.northamericauctioneers.com)**

Inclusions: **2 fridges, 2 stoves, washer dryer**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bedroom	Main	3.04 M X 2.91 M	9.97 Ft x 9.54 Ft		
Bedroom	Main	3.04 M X 2.91 M	9.97 Ft x 9.54 Ft		
Bedroom	Main	3.96 M X 3.96 M	12.99 Ft x 12.99 Ft		
Living Room	Main	3.96 M X 3.96 M	12.99 Ft x 12.99 Ft		
Kitchen	Main	3.96 M X 3.65 M	12.99 Ft x 11.97 Ft		
Bedroom	Main	3.04 M X 2.43 M	9.97 Ft x 7.97 Ft		
Bedroom	Main	4.47 M X 5.79 M	14.66 Ft x 18.99 Ft		
Family Room	Main	5.79 M X 4.47 M	18.99 Ft x 14.66 Ft		
Living Room	Main	5.79 M X 4.26 M	18.99 Ft x 13.97 Ft		
Bathroom	Main			3	
Bathroom	Main			3	

## BIDDING INSTRUCTIONS/LEGALITIES

1. This auction will be completed by an online auction opening 10am May 18, 2026 and closing 6pm, June 3, 2026.
2. Please contact our office at 1-877-672-6604 or [auction@execulink.com](mailto:auction@execulink.com) to arrange a time to view if you cannot attend open houses.
3. All showings will be by appointment May 14, 11am to 5pm; open house May 23 and May 30, 2-4pm.
4. To register for the auction please go to <https://northamericanauctioneers.com/my-account/>
5. This will be a soft close on line auction meaning, if a bid is received less than 2 minutes prior to auction close the auction will be extended by three minutes for each bid to allow other bidders the opportunity to bid. This will continue until no other bids are received for the maximum of three minutes when the auction will then close for bidding.
6. Your financing approval must be in place prior to the auction.
7. Property and any appliances are being sold in as is where is condition with no warranties.
8. **A bid to buy a property by Auction is an offer to purchase at the bid price. Should you be the highest bidder at auction close, the Agreement of Purchase and Sale will be sent to you Via Electronic Signature shortly after the auction close for your signatures. You must sign and complete this Agreement of Purchase and Sale upon receipt. This agreement will then be submitted to the Sellers. Should you not complete the Agreement of Purchase and Sale, and decide against buying the property at your bid price, you will lose any and all deposits paid and be liable for any costs or losses incurred by the sellers.**
9. Should the property not be pronounced SOLD at the auction, the Sellers may accept or counter any written offer from the highest bidder.
10. All liens will be removed from the property giving buyer free and clear title, other than normal covenants or easements on closing.
11. Closing of the sale will be no later than August 11, 2026.
12. The Auctioneer/Brokerage have not verified any measurements or values supplied by the Seller.
13. Should you wish to view the property for yourself, or have an inspector view the property please call our offices for an appointment.
14. Each bidder has an opportunity to visit the site and must satisfy themselves by personal examination as to the condition of the property. No claim whatsoever shall be allowed at any time after submission of the offer.
15. The total deposit required for this property will be \$10,000. Once you are declared the winning bidder, your credit card will be charged an immediate \$500 on line deposit with the remaining \$9,500 deposit required within 24 hours of acceptance of offer by seller. Remaining deposit of \$9,500 can be made by certified cheque or bank direct deposit, if you will be depositing by direct deposit instructions will be sent to you via email. Full deposit of \$10,000 will be held in a non-interest bearing real estate trust account of Anchor Realty and applied to the final sale amount on closing.
16. The Buyer acknowledges that the Seller and Auctioneer make no representation and/or warranties with respect to the state of repair of the premises, inclusions of chattels or fixtures, or ownership of fixtures or appliances, and the buyer agrees to accept the property "as is".
17. Street Address: 65 Cove Road, London, ON
18. Legal Description: PT LTS A & B N/S CENTRE STREET , PL 259(4TH); PT LT A S/S CENTRE STREET , PL 259(4TH); PT CENTRE ST, PL 259(4TH), & PT LT 4, W/S WHARNCLIFFE; PT 1 ON LRP 5, AS IN LT437347, S/T & T/W 847598, S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY, UNDER LC85367 CITY OF LONDON