

REAL ESTATE AUCTION

65 Cove Road, London, ON

Online Auction opening May 18

Closing June 10, 6:00 pm



*"When you want your
Real Estate sold yesterday!"[®]*

151 York St.
London, Ontario N6A 1A8
1.519.672.6604 or 1.877.672.6604

www.northamericauctioneers.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.

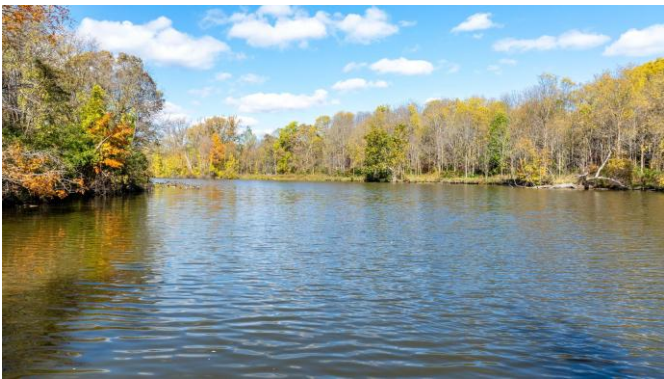
Auction close: June 10, 2026 6 p.m.

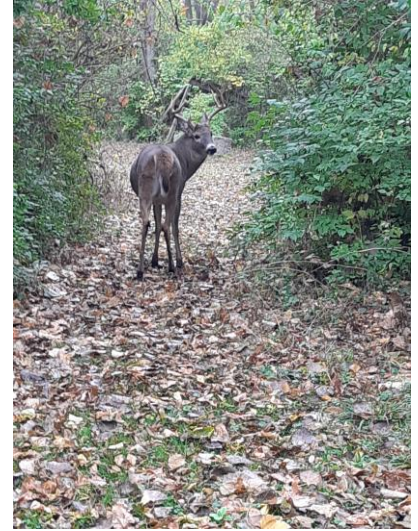
Buying Through Auction

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.

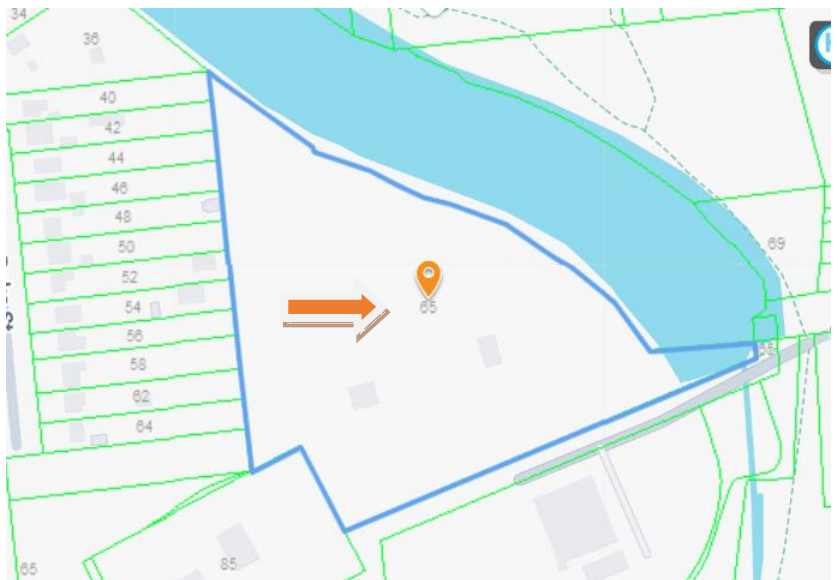
Finally, you have a completely transparent way of purchasing a home while still having all the benefits of the sale being handled by an Ontario Real Estate brokerage!

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**

Middlesex/London South/South D



Tax Amt/Yr: **\$13,394.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **17/17**
 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**
 Holdover: **60**
 Possession:

ARN #: **393607004005601**
 Possession Date: **2026-08-11**

Contact After Exp: **Yes**
 Survey Year/Type: **None**

Kitch Kitch + **2 (2+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Partial Basement**
 Fireplace/Stv: **No**
 Interior Feat: **None**
 Parking Feat: **Private**
 Heat: **Baseboard**
 Heat Source: **Electric**
 A/C: **/None**
 Central Vac: **No**
 Apx Age: **51-99**
 Laundry Lev: **Main**
 Retirement: **No**
 Property Feat: **Lake/Pond, Public Transit, Waterfront, Wooded/Treed Asphalt Shingle, Flat Slab**
 Roof: **Asphalt Shingle, Flat Slab**
 Foundation: **Slab**
 Soil Type:
 Alternate Power: **None**
 Water Name: **The Cove**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Features: **Other**
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd, Yr Rnd Private Rd**
 Shoreline: **Natural**
 Shoreline Road Allowance: **None**
 Docking Type: **None**
 View: **Water**

Exterior: **Alum Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **20.00**
 Tot Pk Spcs: **20.00**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat:

Utilities: **Gas, Hydro, No Sewers, Cable, Telephone Municipal**
 Water:
 Water Supply Type:
 Water Meter: **Yes**
 Waterfront Feat: **Other**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Waterfront: **Direct** Island YN: **No**
 Easements/Restr: **Conservation Regulations, Flood Plain**

Dev Charges Paid: HST App To SP: **Not Subject to HST**

Shoreline Exposure: **East**

Water View: **Direct** Channel Name:
 Lot Shape: **Irregular** Lot Size Source: **GeoWarehouse**

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 10, 6pm. Contact listing agent for more information and bidder's package or go to 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 10, 2026.
2. Please contact our office at 1-877-672-6604 or 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