

# 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 + <b>2 (2+0)</b>	Exterior: <b>Alum Siding</b>	Utilities: <b>Gas, Hydro, No Sewers, Cable, Telephone Municipal</b>
Fam Rm: <b>Yes</b>	Garage: <b>No</b>	Water: <b>Municipal</b>
Basement: <b>Yes/Partial Basement</b>	Gar/Gar Spcs: <b>None/0.0</b>	Water Supply Type: <b>Other</b>
Fireplace/Stv: <b>No</b>	Drive Pk Spcs: <b>20.00</b>	Water Meter: <b>Yes</b>
Interior Feat: <b>None</b>	Tot Pk Spcs: <b>20.00</b>	Waterfront Feat: <b>Other</b>
Parking Feat: <b>Private</b>	Pool: <b>None</b>	Waterfront Struc: <b>Not Applicable</b>
Heat: <b>Baseboard</b>	Room Size:	Well Capacity:
Heat Source: <b>Electric</b>	Rural Services:	Well Depth:
A/C: <b>/None</b>	Security Feat:	Sewers: <b>Septic</b>
Central Vac: <b>No</b>		Special Desig: <b>Unknown</b>
Apx Age: <b>51-99</b>		Farm Features:
Laundry Lev: <b>Main</b>		Winterized:
Retirement: <b>No</b>		
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 Muncpal Rd, Yr Rnd Private Rd</b>		
Shoreline: <b>Natural</b>	Shoreline Exposure: <b>East</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.northamericanauctioneers.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	