





For Sale

2685 Totem Ranch Rd

 Oxford Station

 3+1

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 196.78' x 328'

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Quintessential country life – ideal family home perched on 1.46 acres of private, beautifully wooded lot and set down a quiet road with lovely curb appeal. Covered front porch, oversized, attached, insulated & heated double car garage. Open concept floorplan, tall vaulted ceilings, light hardwood floors & big bright windows. Living room features picturesque views over front yard, anchored by cozy wood-burning stove. Dining area provides access to large walk out deck & gazebo. Huge kitchen boasts ample space for cooking & entertaining, gorgeous cabinetry paired with white quartz countertops, and large island with causal overhang seating. Three upper bedrooms each host well sized closets + 2 full bathrooms including ensuite for primary bedroom. Lower level offers a light filled, comfortable space with large recreation area, 4th bedroom, laundry, potential for additional bathroom & massive amount of storage space. Spacious backyard offers unlimited possibilities for outdoor fun – garden beds, dream playground, hobby syrup farm + storage sheds.



Oxford Station

Fantastic location, minutes to 416 + ATV trail at the end of the road for extra quick trip into Kempville & Spencerville.

Inclusions

- Kitchen appliances: refrigerator (2020), stove (2020), dishwasher (2020), hoodfan
- Washer & dryer, light fixtures, window coverings, bathroom mirrors, wood stove, ceiling fans, alarm system (not active), auto garage door opener & remote, garage heater, storage shed, portable shelter, water treatment, hot water heater, play structure (swing set, tree house, zipline), Starlink Satellite Dish + router

Exclusions

- Refrigerator in garage, 2 basement chest freezers, ceiling mounted electric heater in garage, electric vehicle charger, generator, wooden hooks in primary bedroom, hooks & towel racks in ensuite bathroom, drying racks by fireplace, hooks at front door, outdoor climbing play dome

Approximate Utility Costs

- Electricity (Hydro One): \$200/month
- Two 420L Propane tanks, rental (Levac):
 - Usage: \$950/year
 - \$54/year rental fee - per tank
 - waived if usage is high
 - current rental agreement expires July 31, 2024
 - Seller's predominately heat with wood in the winter
- Property taxes: \$4,000/2023



Single-Family Home

- Ideal family home perched on 1.46 acres of a private wooded lot
- Set down a quiet road with lovely curb appeal
- Covered front porch to enjoy sunny days
- Long front laneway for plenty of parking
- Oversized, attached, insulated & heated double car garage
 - interior access to home
 - fits 2 large vehicles + workspace
- Perfect combination of modern design & warm welcoming vibes
- Open concept main floorplan
- Tall vaulted ceilings
- Hardwood flooring throughout main living & upper level
- Big bright windows
- Serene views from all rooms
- Spacious backyard offers unlimited possibilities for outdoor fun
 - Garden beds
 - Dream playground
 - swing set, treehouse + zipline included
 - Hobby syrup farm (30+ maple trees)
 - Storage sheds
- Backyard also hosts 50ft tower holding Starlink satellite dish for high-speed internet service

Classic Style

- Living room features picturesque views over front yard, anchored by cozy wood-burning stove
- Formal dining area provides access to large walk out deck & gazebo
- Deck & gazebo ideal for BBQ & lounge or dining space
- Huge kitchen
 - Ample space for cooking & entertaining
 - Gorgeous light wood cabinetry
 - White quartz countertops
 - Subway tiled backsplash
 - Large island with causal overhang seating
 - Stainless steel appliances
- 3 upper bedrooms each with well sized closets
- 2 full bathrooms on upper level including ensuite for primary bedroom
- Lower level offers a light filled, comfortable space
 - Large recreation area
 - 4th bedroom
 - egress measurements estimated, buyer to do due diligence & verify accuracy
 - Laundry
 - Potential for additional bathroom
 - Massive amount of storage space



Home Features, & Systems

Approximate ages

- Home built in 2005
- Wood burning stove
 - WETT certified, 2020
- Septic system - original
 - Back of home
 - Pumped April 2024
- Sump pump
 - Located in back corner of basement
- Furnace, forced air - propane 2019
- Water, drilled well - front of home
 - Well pump, 2019
- Roof, asphalt shingles, 2018
- Window blinds, 2018
- Hot water heater - owned, 2016
- Central air conditioning
- Ecobee thermostat
- Water softener & water treatment system

Notable Attributes

Approximate ages

- Interior:
 - Toilets, 2022
 - Bathroom light fixtures, 2022
- Exterior:
 - Treehouse
 - Zipline
 - Play area
 - 30+ maple trees - perfect for hobby maple syrup making/sugarbush
 - Starlink Satellite Dish
 - Installed to top of 50ft tower + router
- Landscaping:
 - Crushed stone around back garage entry
 - Firepit
 - Maintained gardens, freshly mulched (2024) with perennials



**Are you ready
to make this
house your *home*?**

Natalie McGuire

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