



For Sale

761 Jig Street



Oxford Mills



5



2



288.8' x 392.2'



15

Beautifully renovated storybook-like bungalow nestled on serene 2.6 acre lot – the perfect country home with modern comforts! Traditional layout hosts separate spaces that flow seamless into one another, generously sized rooms + contemporary palate of neutral taupes, crisp whites & striking black accents, wood-like laminate flooring & delicate chair rail detail throughout. Lovely 4 season sunroom provides a warm welcome & space to settle in. Spacious kitchen connects rooms, ideal for entertaining, adorned with white cabinetry contrasted by dark counter tops & centre island + eat in area set against picturesque bay window. Living room boasts tall, vaulted ceilings & painted stone wood-burning fireplace while formal dining awaits at front of the home. Primary suite acts as a true retreat with ensuite complete with shower/tub combo & twin vanities. Four additional bedrooms & second full bathroom, ensuring ample space for family or guests. Outside, 1 acre of lot has been fully fenced as backyard, lined with mature trees for true privacy, plus plenty of unfenced land for future possibilities.



North Grenville

Well situated to take advantage of local shopping & dining + Limerick Forest trails. Approx 15 minutes from Kemptville & Merrickville for additional conveniences & nearby Hwy 416.

Inclusions

- Kitchen appliances: built-in oven, cooktop, dishwasher, hood fan, microwave, refrigerator
- Washer & dryer, all light fixtures, bathroom mirrors, above ground pool & accessories, storage shed, wall mounted TV, frame TV on fireplace, hot water heater

Negotiable

- Lawn mower
- Side-by-side vehicle

Approximate Costs

- Electricity (Hydro One): \$95/month
- Bell High Speed Internet: \$65/month
- Propane: \$2500/year
- Septic registration with Valley Sanitation Services: \$250/year
- Property taxes: \$3,600/2024



Single-Family Home

- Beautifully renovated storybook-like bungalow
- Nestled on a serene 2.6 acre lot
- The perfect country home with modern comforts
- Well renovated to emphasize both style & functionality
- Traditional layout hosts separate spaces that flow seamless into one another
- Generously sized rooms
- Contemporary palate of neutral taupes, crisp whites & striking black accents
- Wood-like laminate flooring
- Delicate chair rail detail throughout
- Maintained with pride & well updated
- 1 acre of lot has been fully fenced as backyard
 - Lined with mature trees for true privacy
 - Large stone patio off the centre of the home
 - Fire pit
 - Above ground pool ready to be enjoyed
 - Tons of additional clean grassy area to tailor to your needs
 - 24x14 insulated & electrically connected storage shed
- Plenty of unfenced land for future possibilities



Traditional Layout

- Lovely 4 season sunroom provides a warm welcome & space to settle in
- Spacious & bright kitchen
 - Connects rooms through the heart of the home
 - Ideal for entertaining
 - Adorned with white cabinetry & dark counter tops
 - Centre island with cooktop
 - Large eat in area set against picturesque bay window
- Living room boasts tall, vaulted ceilings & painted stone wood-burning fireplace (WETT certified)
- Formal dining area awaits at front of the home
- Primary bedroom suite acts as a true retreat with ensuite bathroom complete with shower/tub combo & twin vanities
- Four additional bedrooms & second full bathroom
 - Ample space for family or guests



Home Features, Systems & Upgrades

Approximate ages

- Home built in 1988
 - Built on slab
 - Land is tile drained
- Roof, asphalt shingles, 2023
 - 15 year warranty
- Wood burning fireplace
 - WETT certified, 2024
- Septic - clear stream system, 2015
 - front of house, left
- Drilled well
 - back of house, outside back door
- Hot water heater - owned, 2013
- Windows, 2013
- Doors, 2013
- Central air conditioning, 2011
- Forced air furnace, 2011
 - Propane
- Baseboards, electricity (supplementary heating)
- Water softener & iron tank, 2024
- Gemstone exterior lighting, 2023
- Generlink (hookup to home generator, 2024)
- Above ground pool, 2019
 - Pool liner, filters, vacuum & cover, 2023
 - Unheated but in direct sunlight
 - Very warm, approx \$50 a month to run in the summer for chlorine & electricity
- Flooring in 4 season sunroom
- Exterior of house painted, 2024
- Vanities in ensuite bathroom



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

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Carling
613 • 725 • 1171
1723 Carling Avenue
Ottawa, ON, K2A 1C8



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.