

For Sale 761 Jig Street

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	288.8 ' x 392.2 '
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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



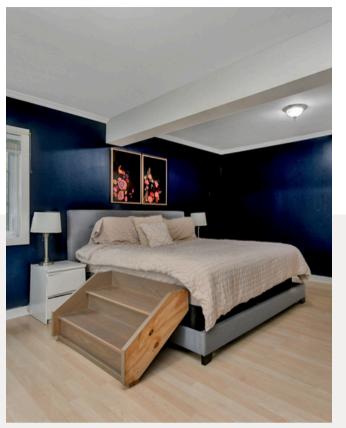


Single-Family Hòme

- 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



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