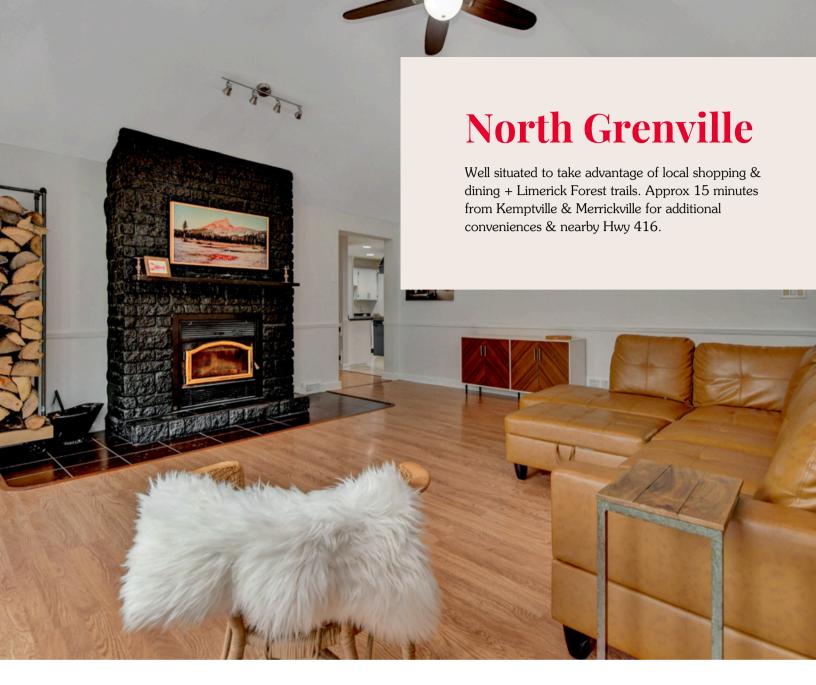


# For Sale

## 761 Jig Street

•	Oxford Mills
A	5
<u>-</u>	2
	288.8 ' x 392.2 '
<b>®</b>	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.



#### **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**

• Property taxes: \$3,600/2024



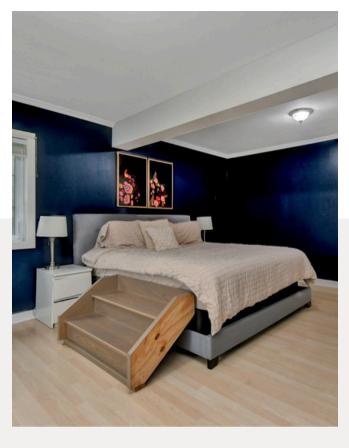


### Single-Family Home

- · 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

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