

Additional Information

INCLUDED:

- Refrigerator
- Cooktop
- Stove
- Microwave
- Dishwasher
- Washer
- Dryer
- Barrel Sauna
- Gazebo with Swim Spa/Hot Tub
- Robot GPS Lawn Mower
- All Light Fixtures
- All Window Treatments
- Wood Stove (WETT Certified)
- Water Treatment

* Exterior Furniture is negotiable

Nina TACHUK
REALTOR®

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ROYAL LEPAGE®
Team Realty
Independently Owned and Operated, Brokerage

883 Craig Road, Oxford Mills ON K0G 1S0

Notable Updates:

- **New 45-Year Architectural Shingles:** (\$15,000) Enjoy long-lasting protection and curb appeal.
- **New Facia, Soffit, Eavestrough, and Downspouts:** Ensuring proper water management and preventing damage.
- **Gemstone Permanent Holiday Lights:** (\$6,000) Effortlessly decorate for the holidays year after year.
- **Upgraded Landmark Home Solutions Windows/Doors:** (\$22,000) Enhanced energy efficiency and security.
- **Blown-In Attic Insulation:** (\$4,000) Improved energy efficiency, keeping you comfortable year-round.
- **Heat Pump AC with Supplementary Heat Coil:** (\$25,000) Efficient and reliable climate control for all seasons.
- **New 60 gallon hot water tank:** (\$2,800)
- **New Light Fixtures:** Modernize the interior with stylish and energy-efficient lighting.
- **New Vinyl/Tile Flooring:** Stylish and durable flooring throughout the home.
- **Constant Water Pressure System, UV Light Water System, Reverse Osmosis, Water Softener:** (\$15,000) Enjoy clean, high-quality water throughout the home.
- **Remodeled Bathrooms:** Modern fixtures and finishes create spa-like retreats.
- **New Outdoor Deck with Glass Railings:** (\$12,000) Enjoy unobstructed views and stylish outdoor living.
- **New Pool Liner, Heater, Pump, and Salt Cell:** (\$18,000) A sparkling pool ready for summer fun.
- **Custom Vinyl Windows/Screens for Gazebo:** (\$17,000) Enjoy the gazebo in comfort, protected from insects and the elements.
- **Gazebo with 60 Amp Power/Water:** Perfect for outdoor entertaining.
- **Garage Conversion to Exercise/Bonus Room:** Easily converted back to a garage if desired.
- **Option to Build 24x24 Detached Garage:** At contractor's cost (\$40,000-\$50,000).

Exclusions:

- Shed

Septic Inspection and WETT certificate on file

Approximate Utilities per month:

- Hydro \$350/month

Property Taxes 2024:

- \$ 3,709

<http://www.883Craig.com/>