



Offered At \$949,900

*Welcome Home*

883 Craig Road  
Oxford Mills, ON K0G 1S0



This stunning contemporary bungalow in Oxford Mills offers a resort-like lifestyle combined with the tranquility of country living, all while being just minutes from the amenities in Kemptville. Nestled on a breathtaking 5.5-acre lot, this home is surrounded by forested land, ensuring complete privacy and unrivaled natural beauty. The home showcases meticulous maintenance and extensive upgrades, reflecting pride in ownership and move-in readiness. The expansive backyard oasis is truly a highlight, featuring a luxurious in-ground saltwater pool complete with a new liner, lights, heater, and salt cell. It's complemented by a large interlock patio and deck, perfect for entertaining guests. Enjoy the added luxury of a beautiful barrel sauna and a fully enclosed gazebo with screened windows, along with a decadent swim spa/hot tub. Revel in the serenity of this private retreat, with no neighbours in sight - only the beauty of nature surrounding you. Inside, this home boasts a beautiful and functional open-concept floor plan. The great room features engineered hardwood flooring and a large picture window, flowing seamlessly into the gourmet custom kitchen. This space includes ample cabinetry, granite counters, a large island, and a honed marble backsplash. The dining area, complete with new French doors, leads to a new deck with glass railings. Throughout the home, you'll find new flooring and light fixtures, with no carpets to be found. The main floor accommodates a primary bedroom with a stunning new 4-piece bath, along with generously sized second and third bedrooms. Downstairs, the home offers versatile living spaces ideal for a nanny suite, teenager retreat, or in-law suite. This lower level includes a spacious family room with a cozy WETT-certified wood fireplace, a fourth bedroom, a new 4-piece bath, a den, a gym, and two additional rooms for customization. Recent upgrades in the last two years include a new roof, fascia, soffit, eavestrough, a new heat pump system, and a new hot water tank. The home also features professionally installed exterior Gemstone lights, adding charm for any season. A large gravel pad on the property is ready for a garage, storage shed, or shop. Welcome home to your private oasis!

#### FEATURES

- 4 bedrooms
- 2 bathrooms
- 1 woodstove
- fully finished basement
- electric heat pump
- central air conditioner
- inground pool
- swim spa
- barrel sauna



To view the property website,  
Scan this code  
OR head to  
<http://www.883Craig.com/>



**ROYAL LEPAGE**  
**Team Realty**  
Independently Owned and Operated, Brokerage

*Nina* TACHUK  
REALTOR®

613-725-6462  
NinaTachuk.com  
NinaTachuk@royallepage.ca



Not intended to solicit those already under contract.

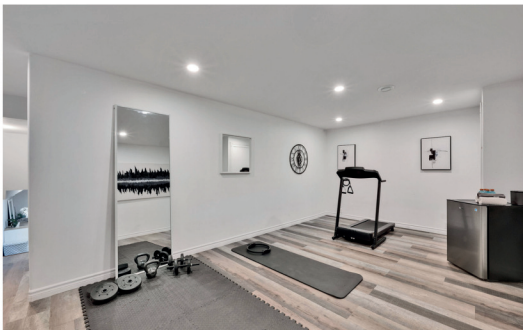


**ROYAL LEPAGE**  
**Team Realty**  
Independently Owned and Operated, Brokerage

*Nina* TACHUK  
REALTOR®

613-725-6462  
NinaTachuk.com  
NinaTachuk@royallepage.ca





**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

**EXCLUSIONS:**

- Shed

**PROPERTY TAXES:**

- \$ 3,709 - 2024

**AVERAGE UTILITIES:**

- Hydro \$350/month

Septic Inspection and WETT certificate on file

**UPDATES & UPGRADES:**

- New 45-Year Architectural Shingles (\$15,000)
- New Facia, Soffit, Eavestrough, and Downspouts
- Gemstone Permanent Holiday Lights (\$6,000)
- Upgraded Landmark Home Solutions Windows/Doors for enhanced energy efficiency and security (\$22,000)
- Blown-In Attic Insulation (\$4,000)
- Heat Pump AC with Supplementary Heat Coil (\$25,000)
- New 60 gallon hot water tank (\$2,800)
- New Light Fixtures
- New Vinyl/Tile Flooring
- Constant Water Pressure System, UV Light Water System, Reverse Osmosis, Water Softener (\$15,000)
- Remodeled Bathrooms
- New Outdoor Deck with Glass Railings (\$12,000)
- New Pool Liner, Heater, Pump, and Salt Cell (\$18,000)
- Custom Vinyl Windows/Screens for Gazebo (\$17,000)
- Gazebo with 60 Amp Power/Water
- 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)

**ROOM MEASUREMENTS:**

- Foyer 6'0" x 3'1"
- Great Room 21'6" x 12'3"
- Kitchen 12'11" x 12'4"
- Dining Room 8'7" x 12'4"
- Primary Bedroom 14'5"
- 4pc Bathroom 8'4" x 8'9"
- Bedroom 10'4" x 10'10"
- Bedroom 9'10" x 11'6"
- Family Room 19'7" x 16'0"
- 4pc Bathroom 7'9" x 13'3"
- Bedroom 9'9" x 10'7"
- Den 11'1" x 21'9"
- Game Room 11'2" x 21'9"
- Utility Room 13'9" x 9'4"
- Other 9'2" x 10'0"
- Other 7'11" x 7'7"

