

1091 COUNTY RD 44



PROPERTY DESCRIPTION

Welcome to this delightful country bungalow nestled on a generous 0.26-acre lot, this home boasts a spacious 74.62 ft frontage & 150 ft depth. Step inside to find a cozy living room featuring an air-tight wood stove, perfect for chilly evenings. The home offers 3 comfortable bedrooms and a full 4-piece bathroom with acrylic tub/shower + a vanity with storage and counter space.. Country style kitchen with a sizable eat-in area + oak cabinetry , lots of counter space and a pantry cabinet. Recent upgrades incl. -2017-2019 propane furnace, rental hot water tank , vinyl clad windows, insulated exterior doors, wood look vinyl siding on both the house and workshop. Roof re-shingled approx. 2014. Lovely landscaping with fruit trees and open space for gardening. For the hobbyist you will love the 22 ft. x 42 ft. workshop building with electric and easily converted back to a garage if you wish (just need to clear over growth). Looking for peace in the country this it.

DETAILS

LEGAL DESCRIPTION: PT LT 26-27 CON 10 OXFORD AS IN PR46262; NORTH GRENVILLE

PIN: 681370072.

HEATING: Forced Air, Baseboard | Propane, Electric.
 PARKING: Surfaced, Gravel.
 LOT SIZE: 74.62' x 150' / 0.260
 BASEMENT: Unfinished.
 YEAR BUILT: 1950.
 FOUNDATION: Poured Concrete.
 RENTAL EQUIPMENT: Hot water tank
 INCLUSIONS: Fridge, Stove, Hood Fan, Ceiling Fan, Central Vacuum
 TAXES: \$1,790.00 / 2024

1091 COUNTY ROAD 44

NORTH GRENVILLE | OXFORD STATION



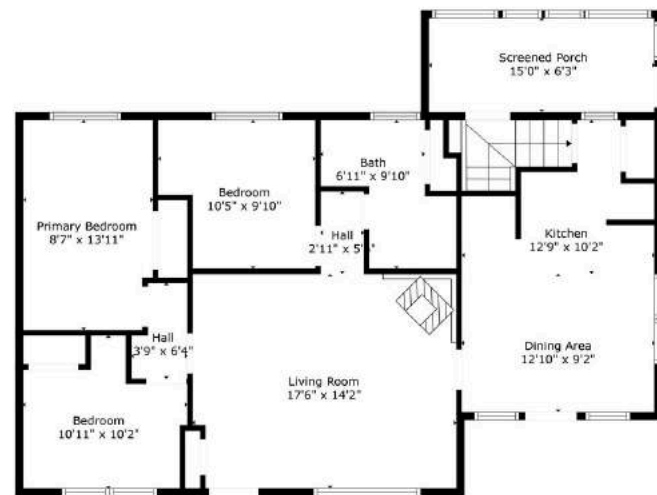


ROOM DIMENSIONS

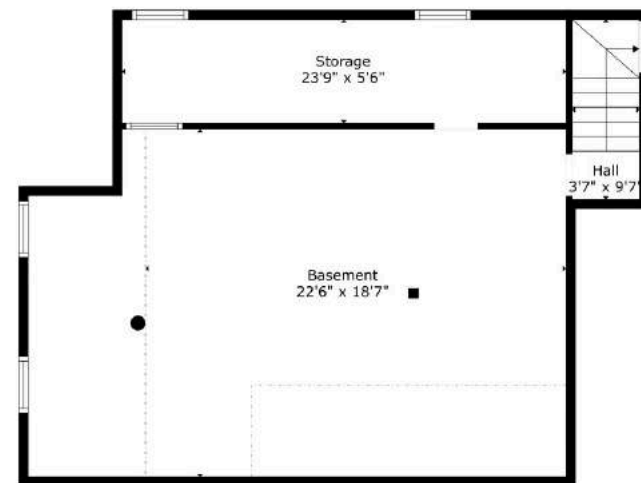
ROOM	DIMENSIONS	DESCRIPTION
MAIN FLOOR		
LIVING ROOM	17'6" x 14'2"	Hardwood floor, freestanding wood stove (with metal back shield) Note: not WETTcertified, ceiling fan
BEDROOM	10'11" x 10'2"	Laminate flooring (no closet)
PRIMARY BEDROOM	8'7" x 13'11"	Hardwood floor, double clothes closet with mirror doors
BEDROOM	10'5" x 9'10"	Hardwood floor, single clothes closet built in drawers and glass display cabinet
BATHROOM (4PC)	6'11" x 9'10"	Tub/shower, ceramic tile floor, acrylic bath enclosure, double linen, closet vanity with 3 mirror medicine cabinet over head light
DINING ROOM	12'10" x 9'2"	Ceramic tile, front door to deck
KITCHEN	12'9" x 10'2"	Ceramic tile, oak cabinets, single sink, pot drawers
PANTRY	.	Stove, fridge, hood vent, double clothes closet, acoustic tile ceiling
PORCH	15'0" x 6'3"	Concrete flooring (3season)
LOWER LEVEL		
BASEMENT	22'6" x 18'7"	Low basement
STORAGE ROOM	23'9" x 5'6"	
• Detached oversized workshop (some trees need to be remove to use as a garage)		



FLOOR PLANS



TOTAL: 959 sq. ft.
 BELOW GROUND: 0 sq. ft., 2nd FLOOR: 959 sq. ft.
 EXCLUDED AREAS: HALL: 35 sq. ft., STORAGE: 139 sq. ft., LOW CEILING: 181 sq. ft.,
 BASEMENT: 335 sq. ft., SCREENED PORCH: 94 sq. ft.



TOTAL: 959 sq. ft.
 BELOW GROUND: 0 sq. ft., FLOOR 2: 959 sq. ft.
 EXCLUDED AREAS: HALL: 35 sq. ft., STORAGE: 139 sq. ft., LOW CEILING: 181 sq. ft.,
 BASEMENT: 335 sq. ft., SCREENED PORCH: 94 sq. ft.