

Property Member Full

108 GRAYDON DRIVE, Mount Elgin, Ontario N0J 1N0

Member Full

Active / Residential

Confidential for REALTORS® Only

Listing ID: 40592527

List Price: \$974,900.00



Oxford/South-West Oxford/Mt. Elgin 2 Storey/House/Detached

	Beds	Baths	Kitch
Main		1	1
Second	4	3	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **4 (3 + 1)**
 AG Fin SqFt Range: **2001 to 3000**
 AG Fin SqFt: **2,550/Other**
 DOM/CDOM: **110/110**
 Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$633.49/2023**

Recent: SCOTT STEWART CONSTRUCTION INC.
Seller: 321101003013649 / 000110554
ARN/PIN: LOT 48, PLAN 41M379 SUBJECT TO AN EASEMENT IN GROSS OVER
Legal: PART 58, 41R10282 AS IN CO263781 SUBJECT TO AN EASEMENT
 FOR ENTRY AS IN CO270870 TOWNSHIP OF SOUTH-WEST OXFORD

Remarks/Directions

Public: **Distinctive Elegance Meets Modern Design**-If you're tired of new homes that all look the same, the Oxford III model by Mountview Homes will be a refreshing change. This stunning property combines the quality and attention to detail you expect with a modern twist. Enjoy your larger lot on the bend while relaxing under the roof of your covered deck. With approximately 2550 sq ft, this spacious floor plan is perfect for families, offering 4 bedrooms, 3 full bathrooms, and a full laundry room upstairs. Luxurious Primary Suite-The primary bedroom is generously sized and features an ensuite bathroom with a custom-tiled shower, roll-top glass door, and double sinks, providing a private retreat for relaxation. Open-Concept Main Floor-The main floor boasts a seamless open concept across the back of the home. The kitchen has a modern flair with flat panel doors and sleek quartz countertops. The living room's feature wall includes a gas fireplace, shiplap, floating shelves, and built-ins on each side, creating a stylish and cozy atmosphere. Functional and Stylish Mudroom-The back mudroom is designed with families in mind, offering cubbies and hooks for backpacks and coats, two closets, a 2-piece bathroom, and stairs leading to the basement, which has great potential for future finishing. All of this is conveniently located near the 2-car insulated garage with included auto openers. Prime Location-Situated in the desirable Mount Elgin Meadowlands subdivision, this home is ideally located between Ingersoll and Tillsonburg, with easy access to the 401 and just around the corner from Oxford Hills Golf and Spa. Customization Opportunity-Purchase early from the drywall stage and make your personal selections to move in just 80 days later. Don't miss out on the chance to own this distinctive and modern family home. Purchase today and experience the exceptional lifestyle that the Oxford III model offers!

REALTOR®: Taxes for 2024 are based on vacant lot, home will need to be assessed after closing by MPAC. Price includes HST and Tarion warranty. The buyer shall be responsible to assume on demand water heater or buy it out prior to closing. Room measurements taken from the widest point, dimensions and square footage provided by iguide.

Directions to Property: From Ingersoll take plank line south just pass the gas station turn right on Graydon Dr follow home on the outside bend

Exterior

Exterior Feat:	Deck(s)		
Construct. Material:	Solid Brick, Stone, Stucco (Plaster), Vinyl Siding	Roof:	Asphalt Shingle
Shingles Replaced:	2024	Foundation:	Poured Concrete
Year/Desc/Source:	2024/Under Construction/Builder	Prop Attached:	Detached
Property Access:	Municipal Road	Apx Age:	New
Other Structures:	None	Rd Acc Fee:	
Garage & Parking:	Attached Garage//Private Drive Double Wide//Gravel Driveway	Winterized:	
Parking Spaces:	6	Garage Spaces:	2.0
Services:	Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone, Underground Wiring		
Water Source:	Municipal-Metered	Water Tmnt:	
Lot Size Area/Units:	/	Acres Range:	< 0.5
Lot Front (Ft):	45.00	Lot Depth (Ft):	121.00
Location:	Urban	Lot Irregularities:	115.04 ft x 69.08 ft x 121.20 ft x 45.17 ft
Area Influences:	Golf, Open Spaces, Playground Nearby, Quiet Area		
Topography:		Fronting On:	South
Restrictions:		Exposure:	
School District:	Thames Valley District School Board		
High School:	IDCI, St. Marys		
Elementary School:	Harrisfield public, St. Joseph's Catholic		

Interior

Interior Feat:	Air Exchanger, Auto Garage Door Remote(s), Sewage Pump, Sump Pump
Basement:	Full Basement
Basement Feat:	Development Potential
Laundry Feat:	Laundry Room, Upper Level
Cooling:	Central Air
Heating:	Forced Air, Gas

Fireplace: **1/Living Room, Natural Gas**
Under Contract: **On Demand Water Heater**
Lease to Own: **Water Heater**
Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Garage Door Opener, Smoke Detector**

FP Stove Op:
Contract Cost/Mo:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **LOT 48, PLAN 41M379 SUBJECT TO AN EASEMENT IN GROSS OVER PART 58, 41R10282 AS IN CO263781
SUBJECT TO AN EASEMENT FOR ENTRY AS IN CO270870 TOWNSHIP OF SOUTH-WEST OXFORD**
Zoning: **R1-15** Survey: **Available/**
Assess Val/Year: **\$57,000/2024** Hold Over Days: **60**
PIN: **000110554** PIN 2:
ROLL: **321101003013649** Occupant Type: **Vacant**
Possession/Date: **60 - 89 Days/** Deposit: **30,000**

Marketing

Showing Requirements: **Showing System**



Showing Remarks: **Arrange through showing time if you don't regularly use sentri lock send your email address for authorization on a free Sentri connect app.**
Lockbox Type: **SentriLock** Locbox Loc/Serial#: **See Remarks /**
Sign on Prop: **Yes**
Possession: **60 - 89 Days**

Brokerage Information

List Date: **05/22/2024** Expiration Date: **09/22/2024** Int Bearing Bkg Trust Account: **No**
Financing: SPIS WWAS: Contact After Expired: **No**
Buyer Agency Compensation Remarks: **2% net price or 1% net if eventual Buyer or relative shown property by LB** Special Agreement: **No**
Assignment Of Listing: **No** HST Applicable to Sale: **Included**
Representation Type: **Designated Representative**
Offer Remarks: **Please attach schedule B and make offers irrevocable until 10:00 pm the following day of receipt of full offer by email to brad@bradandbeckyteam.ca**
Original List Price: **\$974,900.00**
List Brokerage: **[The Realty Firm B&B Real Estate Team](#)** Brkge #: **5195398500**
List Salesperson: **[Brad Vink, Broker of Record](#)** Direct #: **(519) 536-1296**
Email: **brad@bradandbeckyteam.ca** L/SP Cell: **519-536-1296**
List Brokerage 2: **[The Realty Firm B&B Real Estate Team](#)** Brkge #: **5195398500**
List Salesperson 2: **[Becky Eddy, Salesperson](#)** Direct #: **(519) 788-4370**
Email: **becky@bradandbeckyteam.ca** L/SP2 Cell: **519-788-4370**

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Source Board: Woodstock Ingersoll Tillsonburg Area Association of REALTORS®

Prepared By: Clarissa Lynn Swan, Brokerage Staff

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