

40441 Union Road  
Ingersoll

# JUST LISTED



- Home Built in 2016
- 5,000 Finished Square Feet
- 1.5 Acres
- 4 Bedrooms
- 3 Full Bathrooms
- 2 Powder Rooms
- Shop Built in 2012



Offered at \$1,448,000



**Marius Kerkhoff**  
Real Estate Broker

*Ask Marius*

REAL ESTATE SERVICES

226.549.7733

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**Heather Den Boer**  
Sales Representative

## HOME FEATURES

Granite and Solid Wood Tops with Hickory Cabinets  
Full Extension Dovetail Drawers  
Motion Sense Faucet  
2,250 Square Feet Main Floor and Basement

## ENSUITE FEATURES

Air Tub  
Vanity Cabinets with Drawers that Wrap around  
Plumbing for Optimal Storage  
Wall Hung Toilets in Main Floor Powder Room and Bathroom for Easy Cleaning

## SHOP FEATURES

50' x 32'  
In-floor Heat

## GARAGE FEATURES

White Power washable Finish  
12' Wide Overhead Doors

## INCLUSIONS

Oven  
Cook Top  
Dishwasher  
Faux Stone Material  
Chicken Coop  
2 Apple Trees  
2 Peach Trees  
1 Pear Tree  
Yard Hydrant by Garden

## OFFICE FEATURES

550 Square Feet  
Heated by a Minisplit  
Solid Hickory Hardwood with Built-In File Drawers  
1 Bathroom

## BASEMENT FEATURES

In floor Heat  
Boiler System  
On demand Hot water with Storage Tank

## ADDITIONAL FEATURES

Fully Spray foamed House, insulated under basement slab  
2" foam on Basement, Main floor, and Garage Walls  
2" Layer of Foam in Attic on Entire Ceiling topped with r-60 Blow In  
Water Treatment System Owned  
Well Updated in 2009  
200 AMP in House  
100 AMP in Shop  
1 Propane Tank in Shop  
2 Propane Tanks in House

## EXCLUSIONS

Exclusions:  
Dog Kennels  
Ship  
All Ladders and Shelving Brackets in Shop



# 404417 UNION Road, Ingersoll, Ontario N5C 3J8

Client Full  
**Active / Residential**

**404417 UNION Rd Ingersoll**

MLS® #: 40054365  
 Price: **\$1,448,000**



## Oxford/2 - Ingersoll Town/Ingersoll - South Bungalow/House

	Beds	Baths	Kitch
Basement	3	2	
Main	1	3	1

Beds: **4 ( 1 + 3 )**  
 Baths: **5 ( 3 + 2 )**  
 SF Total: **5,000/Owner**  
 SF Range: **2001 to 3000**  
 Abv Grade Fin SF: **2,500.00/Owner**  
 Blw Grade SF: **2,500.00/Owner**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$6,225/2020**

### Remarks/Directions

Public Rmks: **Looking for a stunning, custom built home with a shop on a country setting near Woodstock and the 401/403 corridor? Look no further! Sitting on 1.5 acres, this ranch has everything you have been dreaming about: granite counter tops, hickory cabinetry, a large master bedroom complete with ensuite featuring well thought out finishes, wood ceilings with old timberwork, stone fireplace, open concept living, in floor heat, spray foam insulation in walls and ceiling, large main floor mudroom and laundry room, office/bonus room above the garage, and so much more! The shop is 32' x 50' with large, extra wide overhead doors, in floor heat and a pressure washable vinyl clad interior. 5,000 finished square feet with amazing details, all on a beautiful country setting! No Sunday Showings or Calls Please.**

Directions: **Corner of Cuthbert Road and Peebles Line**  
 Cross St: **Cuthbert Road**

### Common Elements

### Exterior

Exterior Feat:	<b>Deck(s), Patio(s)</b>	Foundation:	<b>Poured Concrete</b>	Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Brick, Vinyl Siding</b>			Prop Attached:	<b>Detached</b>
Shingles Replaced:				Apx Age:	<b>0-5 Years</b>
Year/Desc/Source:	<b>2016//Owner</b>			Rd Acc Fee:	
Property Access:	<b>Municipal Road, Paved Road</b>			Winterized:	<b>Fully Winterized</b>
Other Structures:	<b>Workshop</b>				
Pool Features:	<b>Above Ground</b>			Carport Sp:	
Parking Features:	<b>Attached Garage, Private Triple+ Driveway</b>	Driveway Spaces:	<b>8.0</b>	Sewer:	<b>Septic</b>
Parking Spaces:	<b>10</b>				
Garage Sp/Desc:	<b>2 Spaces</b>				
Services:	<b>Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other</b>				
Water Source:	<b>Drilled Well</b>	Water Tmnt:	<b>Water Purification, Water Softener</b>		
Well Cap Gall/Min:	<b>7</b>	Well Testing:		Well Depth Ft:	<b>104</b>
Lot Size Area/Units:	<b>1.52/Acres</b>	Acres Range:	<b>0.50-1.99</b>	Acres Rent:	
Lot Front (Ft):	<b>360.99</b>	Lot Depth (Ft):		Lot Shape:	<b>Irregular</b>
Location:	<b>Rural</b>	Lot Irregularities:		Land Lse Fee:	
Area Influences:	<b>Quiet Area</b>				
View:	<b>Clear</b>			Retire Com:	<b>No</b>
Topography:	<b>Flat</b>			Fronting On:	<b>South</b>
Restrictions:	<b>None</b>				


### Interior

Interior Feat:	<b>Auto Garage Door Remote(s), Workshop</b>				
Security Feat:	<b>None</b>				
Basement:	<b>Full Basement</b>	Basement Fin:	<b>Fully Finished</b>		
Laundry Feat:	<b>Main Level</b>				
Cooling:	<b>Central Air</b>				
Heating:	<b>Forced Air-Propane</b>				
Fireplace:	<b>1/Propane</b>			FP Stove Op:	<b>Yes</b>
Under Contract:	<b>None</b>			Contract Cost/Mo:	
Inclusions:	<b>Dishwasher, Garage Door Opener, Gas Oven/Range, Range Hood</b>				
Exclusions:	<b>Dog Kennels Ship All Ladders and Shelving Brackets in Shop</b>				

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 12 CON 5 WEST OXFORD; PT LT 11 CON 6 WEST OXFORD AS IN 507296; SOUTH-WEST OXFORD**  
 Zoning: **RE** Survey: **None/**  
 Assess Val/Year: **\$599,000/2021** Hold Over Days:  
 PIN: **001380030** Occupant Type: **Owner**  
 ROLL: **321101101041500**  
 Possession/Date: **Flexible/** Deposit: **15000**

Brokerage Information

List Date: **01/12/2021**  
 List Brokerage: [RE/MAX a-b REALTY LTD, BROKERAGE](#)   
 Source Board: **Tillsonburg**

**Prepared By: MARIUS KERKHOFF, Broker**

**Date Prepared: 01/12/2021**

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\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

**MLS® #: 40054365**

Room	Level	Dimensions	Dimensions (Convert)	Room Features
<b>Kitchen</b>	<b>Main</b>	<b>28 x 17.6</b>	<b>8.53 m x 5.49 m</b>	
<b>Living Room</b>	<b>Main</b>	<b>28 x 17.7</b>	<b>8.53 m x 5.49 m</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>14.2 x 12.7</b>	<b>4.27 m x 3.96 m</b>	
<b>Bathroom Primary</b>	<b>Main</b>			<b>4-Piece</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12.6 x 11.1</b>	<b>3.96 m x 3.35 m</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>13.8 x 16.11</b>	<b>4.27 m x 4.88 m</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>13.8 x 16.11</b>	<b>4.27 m x 4.88 m</b>	
<b>Bathroom</b>	<b>Basement</b>			<b>3-Piece</b>
<b>Bathroom</b>	<b>Basement</b>			<b>3-Piece</b>
<b>Utility Room</b>	<b>Basement</b>	<b>17.4 x 19.2</b>	<b>5.18 m x 5.79 m</b>	
<b>Cold Room</b>	<b>Basement</b>	<b>48 x 7.7</b>	<b>14.63 m x 2.44 m</b>	
<b>Recreation Room</b>	<b>Basement</b>	<b>28 x 18.8</b>	<b>8.53 m x 5.79 m</b>	
<b>Bathroom</b>	<b>Main</b>			<b>2-Piece</b>
<b>Bathroom</b>	<b>Main</b>			<b>2-Piece</b>