

15 WINDYWOOD LANE

NORWICH

Ask.  
Marius  
REAL ESTATE TEAM

# Heather Den Boer

Sales Representative

226.993.0110

heather@askmarius.ca



Heather has been involved with her real estate career since 2016, after working in an agricultural equipment family-run business for many years.

She has worked with clients over the past years by assisting them with buying and selling agricultural and residential properties. Customer service has always been her forte; and she genuinely care about her clients' experiences. Heather's perspective with her real estate clients is "Every BUYER & SELLER deserves the best customer service, expert advice, and continued follow-ups throughout the buying and selling process!"

Heather and her family reside on a rural property in Oxford County. Her "Family First" approach makes this the perfect career fit; and she looks forward to meeting past and new clients.



Here you'll find a beautiful, custom built bungalow with tons of upgrades and attention to detail at every step. This stunning bungalow with 1,699 square feet of main living space is located on a cul-de-sac street and bordered by farmland at the rear of the property. Newly paved driveway, rough-in for generator system, insulated double car garage with 9' wide door openings, dripline in the gardens, lawn irrigation system throughout the property. The double front doors welcome you inside to the expansive front entrance with eye-catching beams. The east facing front office allows you to appreciate the quiet mornings, watch the sun rise and enjoy a coffee before the business begins. The foyer opens up to the great room with cathedral ceilings, natural gas fireplace and great west facing backyard views. You'll enjoy the designer kitchen complete with large centre island, quartz countertops, tile backsplash, over the stove pot-filler and walk-in pantry with custom shelves. Dining room offers lots of natural light with access to the walkout covered porch featuring vinyl decking floor, natural gas hook-up and beautiful west facing sunset views. The primary bedroom has access to the rear patio and ensuite privileges featuring a soaker tub, stand-up shower, double sinks and easy access to the walk-in closet. A second bedroom and full 4 piece bathroom complete the main floor. The basement has 1,323 square feet of completed living space with an in-law suite. Walk-out and enjoy your own private space, with fire table and bbq gas hook-up. Completed with cedar treads, the outside staircase leads you to the top deck. Full kitchen with family room and natural gas fireplace creates a cozy atmosphere during the cooler months. Two additional bedrooms in basement with one bedroom featuring a walk around closet. A full 4 piece bathroom, utility room and cold cellar complete the basement. This home is truly a must see, with so much space and strategically well laid out.





- Designer Kitchen
- Quartz Countertops
- Tile Backsplash
- Over the Stove Pot-filler
- Walk-in Pantry with Custom Shelves





AGE isn't  
important  
unless you're  
WINE  
or  
CHEESE

*Tools*

Bouclair

MAY 30

KitchenAid





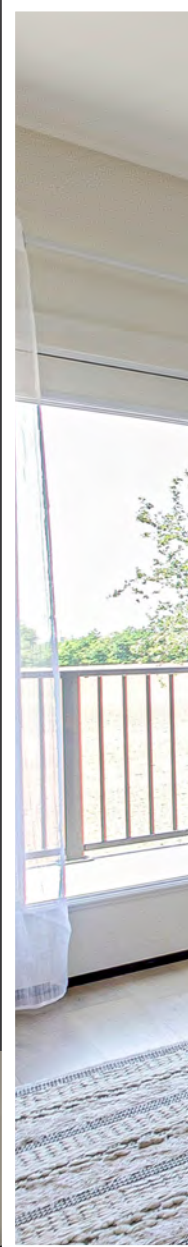




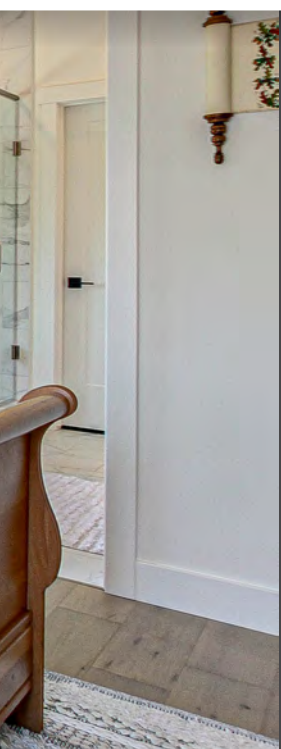
- 1,699 sq. ft. of main living space
- Great room with Cathedral Ceilings, Natural Gas Fireplace, and West-facing Backyard Views
- Dining Room with access to the Walk-out Covered Porch









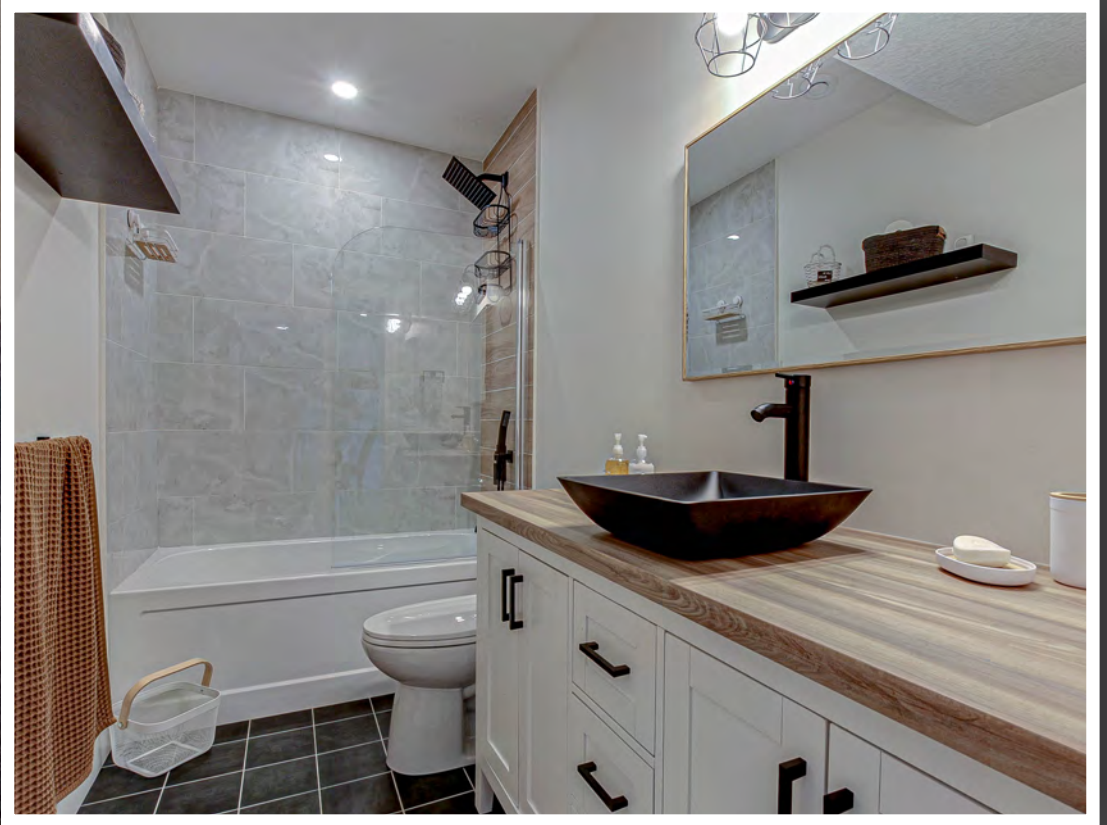


- 4 bedrooms
- Primary bedroom with access to the Walk-out Covered Porch
- Ensuite with Soaker Tub, Stand-up Shower, Double Sinks, and Easy Access to Walk-in Closet









**3 bathrooms**









- 1,323 sq. ft. of Basement Living Space
- Fully Finished Basement with In-law Suite
- Full Kitchen and Family Room with Natural Gas Fireplace in Basement
- Lower Unit Washer/Dryer Hook-up underneath Staircase
- Lower Porch with Vinyl Decking Floor, Fire table, and BBQ Gas Hookup









- Front Entrance with Eye-catching Beams
- East-facing Front Office
- Electric Blinds in Office and Ensuite









- Newly-paved Driveway
- Rough-in for Generator System
- Insulated Double-car Garage
- Dripline in the Gardens
- Lawn Irrigation System throughout the Property
- Lower Patio Hot Tub Rough-in
- Hot/Cold Water Tap in Garage





## Oxford/Norwich/Norwich Town

### Bungalow/House

	Bed	Bath	Kitch
Basement	2	1	1
Main	2	2	1

Beds: **4 ( 2 + 2 )**  
 Baths: **3 ( 3 + 0 )**  
 SF Fin Total: **3,022/Plans**  
 SF Fin Range: **1501 to 2000**  
 AG Fin SF: **1,699.00/Plans**  
 BG Fin SF: **1,323.00/Plans**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$742/2022**

Directions: **From Highway 59 onto Robson Street, then onto Dufferin Street. West onto Sunview Drive, and South onto Windywood Lane**

### Exterior

Exterior Feat: **Backs on Greenbelt, Balcony, Deck(s), Landscaped, Lawn Sprinkler System, Lighting, Patio(s), Porch**  
 Construct. Material: **Brick, Hardboard**  
 Shingles Replaced: Foundation: **Poured Concrete** Roof: **Metal**  
 Year/Desc/Source: **2021/Completed / New/Owner** Prop Attached: **Detached**  
 Property Access: **Municipal Road, Paved Road, Public Road** Rd Acc Fee: **0-5 Years**  
 Pool Features: **None**  
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Asphalt Driveway**  
 Parking Spaces: **6** Driveway Spaces: **4.0** Garage Spaces: **2.0**  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup**  
 Water Source: **Municipal-Metered** Water Tmnt: **Water Softener** Sewer: **Sewer (Municipal)**  
 Lot Size Area/Units: **0.142/Acres** Acres Range: **< 0.5** Acres Rent:  
 Lot Front (Ft): **50.00** Lot Depth (Ft): **124.02** Lot Shape: **Rectangular**  
 Location: **Urban** Lot Irregularities:  
 Area Influences: **Ample Parking, Cul de Sac/Dead End, Library, Park, Place of Worship, Playground Nearby, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby**  
 View: **Clear** Retire Com: **No**  
 Topography: **Flat, Open space** Fronting On: **West**  
 School District: **Grand Erie District School Board**  
 High School: **Delhi District Secondary School**  
 Elementary School: **Emily Stowe Public School**

### Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Central Vacuum, In-Law Suite, On Demand Water Heater, Sewage Pump, Sump Pump, Water Heater, Water Softener**  
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Basement Feat: **Walk-Out**  
 Laundry Feat: **Main Level**  
 Cooling: **Central Air**  
 Heating: **Fireplace-Gas, Forced Air, Gas**  
 Under Contract: **Hot Water Heater, Water Softener** Contract Cost/Mo:  
 Inclusions: **Built-in Microwave, Central Vac, Dishwasher, Dryer, Garage Door Opener, Microwave, Range Hood, Refrigerator, Stove, Washer, Window Coverings**  
 Add Inclusions: **Upstairs: Fridge, Stove, Dishwasher, Washer, Dryer Downstairs: Fridge, Stove, Dishwasher (AS IS Condition) Swing on Bottom Patio, Floating Shelves**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **LOT 26, PLAN 41M338 TOWNSHIP OF NORWICH**  
 Zoning: **R1-42** Survey: **None/**  
 Assess Val/Year: **\$66,000/2022** Hold Over Days:  
 PIN: **000601085** Occupant Type: **Owner**  
 ROLL: **320203001012726**  
 Possession/Date: **Flexible/** Deposit: **10000**

### MLS® #: 40269586

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	19' 6" X 10' 9"	5.94 X 3.28	Balcony/Deck, Beamed ceiling, Walk-in Pantry
Dining Room	Main	11' 3" X 10' 10"	3.43 X 3.30	
Great Room	Main	19' 9" X 16' 0"	6.02 X 4.88	Cathedral Ceiling, Fireplace
Bedroom Primary	Main	14' 1" X 13' 1"	4.29 X 3.99	Balcony/Deck
Primary Ensuite Bathroom	Main	9' 5" X 9' 0"	2.87 X 2.74	5+ Piece, Double sink, Ensuite
Laundry	Main	6' 10" X 8' 9"	2.08 X 2.67	
Office	Main	10' 5" X 10' 1"	3.17 X 3.07	
Bedroom	Main	10' 5" X 10' 1"	3.17 X 3.07	
Bathroom	Main	6' 10" X 7' 8"	2.08 X 2.34	4-Piece
Family Room	Basement	14' 6" X 13' 2"	4.42 X 4.01	
Recreation Room	Basement	19' 4" X 15' 8"	5.89 X 4.78	
Kitchen	Basement	14' 0" X 12' 1"	4.27 X 3.68	
Bedroom	Basement	17' 0" X 10' 10"	5.18 X 3.30	
Bedroom	Basement	11' 6" X 13' 3"	3.51 X 4.04	
Bathroom	Basement	10' 10" X 5' 0"	3.30 X 1.52	4-Piece
Utility Room	Basement	31' 4" X 10' 8"	9.55 X 3.25	



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**#1**

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# Ask. Marius

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519.532.3995



226.549.7733



OFFICE@ASKMARIUS.CA



WWW.ASKMARIUS.CA



