312375 DEREHAM LINE, South-West Oxford

Ontario, N4G4G8

1,599,900

For Sale / #X12854740



Bedroom(s): 6

Bathroom(s): 4

Lot Dimensions: 359.9 x 1044.9 FT

Description

One of a kind! This exceptional 8.74-acre fully fenced hobby farm offers a rare opportunity for multi-generational living or income potential. The property features a versatile duplex-style residence with two attached homes, plus a separate one-bedroom apartment off the garage - all with their own private decks for added outdoor enjoyment. The original main home offers 3 bedrooms, 2 bathrooms and is filled with character and warmth. The kitchen features a pantry and a charming wood-burning fireplace, complemented by beautiful red pine hardwood floors. The living room boasts crown mouldings, hardwood flooring, decorative paneling beneath the windows, an electric fireplace, and a walkout to a spacious wrap-around deck. A fully renovated 4-piece bathroom adds modern comfort while maintaining the home\'s charm. The newer addition includes 2 bedrooms and 1 bathroom and showcases a bright kitchen with cathedral ceilings, an eat-in area, ceramic backsplash, undermount lighting, and a dining room with walkout to the upper deck. Sliding doors create an easy flow from the dining area into the living room, making the space ideal for entertaining. The separate apartment features 1 bedroom, a living room, kitchenette, and bathroom, providing additional flexibility. Step outside to enjoy the above-ground pool with a new liner(2023), adding to the property\'s recreational appeal. Outbuildings enhance the property\'s hobby farm potential and include a barn, a drive shed with insulated shop featuring a wood stove, 220-volt outlet and 200-amp service, a tobacco kiln, and a garden shed. Whether you\'re seeking multi-family living, an income-generating opportunity, or the ideal hobby farm lifestyle, this property offers exceptional space, versatility, and long-term value. (id:6772)

Features

Area	South-West Oxford	**Farm Type**	Hobby Farm
Province	Ontario	**Stories**	2
Country	Canada	**Acreage**	false
Property Type	Multi-family	**Pool**	Above ground pool
Building Type	Duplex	**A/C**	Central air conditioning
Lot Dimensions	359.9 x 1044.9 FT	**Total Parking**	15
Heating	Propane	**Total Fireplace**	2
Water	Drilled Well	**Parking**	Attached Garage,Garage,
Sewer	Septic System	**Amenities Near By**	Place of Worship

Room Details

Second level	Bathroom	2.61 m x 3.69 m
Second level	Bedroom 4	4.94 m x 3.94 m
Second level	Bedroom 5	4.14 m x 4.59 m
Second level	Kitchen	4.86 m x 4.88 m
Second level	Dining room	5.91 m x 2.88 m
Second level	Sitting room	5.81 m x 5.07 m
Second level	Primary Bedroom	4.87 m x 4.53 m
Second level	Bathroom	2.43 m x 3.66 m
Second level	Bedroom 2	4.96 m x 4.55 m
Second level	Bedroom 3	4.39 m x 3.37 m
Basement	Recreational, Games room	5.33 m x 9.26 m
Basement	Utility room	5.33 m x 7.82 m
Main level	Living room	5.4 m x 5.35 m
Main level	Dining room	5.39 m x 5.59 m
Main level	Kitchen	5.33 m x 5.91 m
Main level	Laundry room	3.98 m x 2.16 m
Main level	Bathroom	3.02 m x 2.44 m
Main level	Bathroom	3.15 m x 2.7 m