#### WELCOME TO

# 258 Oakhill Drive



# WOOLCOTT REAL ESTATE



#### Rural Living, Refined

Experience the perfect blend of rural charm and modern comfort in this beautifully updated bungalow, featuring 1,244 square feet of thoughtfully designed main floor living space. Complete with 3 spacious bedrooms, 3 bathrooms, a single car garage, and a large driveway that accommodates up to 4 additional vehicles. Enjoy the open-concept kitchen with granite countertops, perfect for entertaining and everyday living.





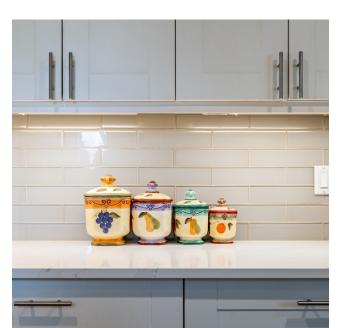


1,244 Sq. Ft. \$3,626 / 2024 = 2+1 = 3







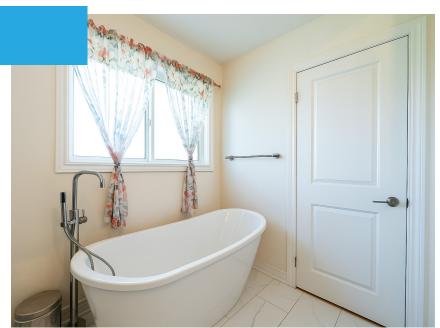






### Peaceful Escape

The well-appointed primary bedroom features his-and-her closets along with a stylish private ensuite, creating a serene retreat designed for both comfort and convenience.









## Flexible In-Law Living

A fully finished in-law suite with its own separate walk-up entrance adds valuable flexibility — ideal for multigenerational families, guests or rental income potential.





### **Upgrades That Matter**

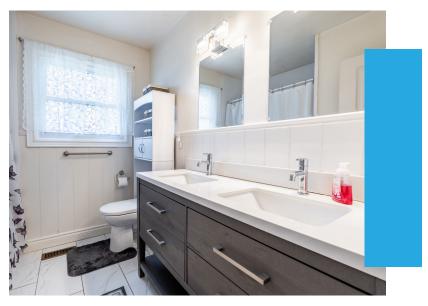
This move-in ready home has been thoughtfully upgraded with a septic system (2020), furnace, air conditioner, and water heater tank (2023), offering peace of mind for years to come.





#### Space to Unwind

Set on a picturesque rural lot, the property provides privacy and serene surroundings while still being just minutes from everyday essentials. Whether you're hosting friends or enjoying a quiet evening outdoors, this home offers the space and setting to make it yours.



#### Room Measurements

#### **MAIN LEVEL**

 Living Room
 19' X 10'4"

 Dining Room
 13'2" X 10'4"

 Kitchen
 14'7" X 9'7"

 Primary Bed
 12'3" X 11'8"

 Ensuite
 4 Piece

 Bedroom
 12'6" X 11'7"

 Bathroom
 4 Piece

#### **LOWER LEVEL**

Recreation Room 24' x 10'9"
Kitchen 7'3" X 9'4"
Bedroom 11' X 10'
Bathroom 3 Piece

