

THE SELLERS' THOUGHTS.....

- The area is extremely quiet during the day and at night.
- Sounds and views of nature such as deer, hawks, owls, and frogs around the property and across the fence
- Minutes to food shopping
- Minutes to emergency and non-emergency medical care if needed.
- 10 minutes to 85 and Walmart
- Friendly, courteous, and helpful neighbors
- It's a cul-de-sac so no traffic at all.
- Very established neighborhood
- In town created a social square
- Several Mom & Pop shops along with banks, Ace hardware, barbers, pet boarding and more
- Oxford Veterinary Clinic minutes away with very friendly staff
- Access to routes 50, 96 & 15 just minutes away
- Granville Athletic Park (GAP) 10 mins away
- 40 mins from Raleigh/Durham & RTP

IMPROVEMENTS MADE....

New Thermal windows on 2nd floor – 7/6/20

New Hot Water Heater – 7/15/21

New Ceiling Fan In Lower Front Bedroom – 2021

New Ceiling Fan On Front Porch – 2024

New Toilets In Both Main Bathrooms – 2020

New Blower Motor In HVAC Unit – 9/27/23

New Attic Pull Down Stairs (375lbs) Installed By Lowes – 2021

New Carpet 2024

Interior Painting 2024

New Toilet, Sink, and Flooring in half bath (scheduled to be completed)

New Flooring in Sunroom (scheduled to be completed)

UTILITY SERVICE PROVIDERS

Water, Sewer & Trash – City of Oxford

Power – Duke Energy

Plumbers – Watkins (Water Heater) or Loyd Plumbing

HVAC – IDEAL Comfort Heating & Air LLC

Pest Control (Quarterly) – Whitco

Spectrum – Cable / Internet / Phone