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This 3 year young 2+1 bedroom, 3 bathroom bungalow semi-detached floor plan offers a **FUNCTIONAL LAYOUT** and exudes upgrades throughout. Stylish 12x24" ceramic tiles cover the entry way, and lead into the main bath and main floor laundry. At the front of the home, the secondary bedroom has a **LARGE WINDOW**, a Murphy bed allowing for functionality of the space. The main bath features wall tiles & upgraded granite countertop, faucet, vanity, mirror, and lighting. The main floor laundry has added cabinetry, as well as large capacity slate-coloured washer and dryer. The attached two-car garage includes overhead storage, tire racks, and a MyQ-compatible automatic opener. Walk through to the **OPEN CONCEPT LIVING SPACE** which has sightlines of the living room, kitchen & dining area with rich engineered hardwood flooring. Enjoy the view of the mature trees from the generous living room window. Customized IKEA upper and lower floating cabinets added to create a **COFFEE BAR/BAR SPACE** & extra storage. The custom kitchen offers crown molding on tall upper cabinets, undermount lighting/valance, tiled backsplash, chimney-style range hood, pots & pans drawers, leathered-finish granite (sealed) countertops, black stainless appliances (waterline to fridge for ice & filtered water). The centre island features undermount black sink and co-ordinating upgraded faucet. Let's keep in mind the walk-in pantry. Slider doors lead you to a **RAISED 12'X24' DECK** builder-installed with stairs to the **FULLY FENCED REAR YARD**. The metal gazebo offers a shaded retreat, & glass/aluminum railing adds to the ability to enjoy the amazing views. A poured concrete pad offers a great bbq/firepit spot. The concrete also extends under the deck, ideal for storage. The primary bedroom offers a 3pc ensuite with tiled shower & granite-topped seat & glass wall/door. The **WALK-IN CLOSET** has been fitted with an IKEA closet organizer system. A Napoleon **ELECTRIC FIREPLACE** hangs under the TV location. The lower level of the home was finished by the builder & features an expansive recreation room with vinyl plank flooring. The third bedroom has a **WALK-IN CLOSET** (also fitted with IKEA closet organizer). The 4-piece bathroom has a 5-foot long vanity with a gorgeous quartz counter top, undermount sink, upgraded faucet & lighting, plus a large light-up mirror. Also found here are 3 large windows along with a utility room; Gas Furnace & AC, Lifebreath HRV, builder-supplied dehumidifier, owned water softener, and rental hot water heater (Enercare). There is also a generous storage room, plus additional storage space found under the stairs. This small town of less than 2000 residents has a great sense of community. Close proximity to the City of Woodstock and convenient Highway 401/403 access.



A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2024



Top Producing Sales Representative

*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015



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• REAL ESTATE PROFESSIONALS •

Welcomes you to

88 MATHESON CRESCENT

INNERKIP, ONTARIO, N0J 1M0

2+1 Bedroom | 3 Bathroom | 1,328 + 738 = 2,066 SqFt

Built in 2022 | Taxes 3,331.00/2024

Lot Size: 30.93 ft x 108.83 ft x 59.62 ft x 99.28 ft

www.88matheson.ca

Not intended to solicit Sellers or Buyers currently under written contract with another Realtor*. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.



IMPRESSIVE FEATURES

- Custom Finished by Hunt Homes in Innerkip
- Upgraded crown molding
- Pots & pans drawers
- Upgraded sink & faucet
- Walk-in pantry
- Black stainless appliances (fridge has water & ice maker)
- Under-cabinet lighting
- Tiled backsplash
- Centre island with breakfast bar
- Leather-finish granite (sealed)
- All bathrooms have solid surface counter tops and undermount sinks; upgraded vanities, faucets, mirrors
- 200 amp electrical service
- Upgraded light fixtures and pot lights throughout
- IKEA floating cabinetry in great room
- Deck has tempered glass/aluminum railing
- Storage area added under deck with poured concrete pad
- Fully fenced yard
- Main floor laundry with slate-colour large capacity washer & dryer; cabinetry
- Murphy bed in secondary bedroom
- Master suite has Napoleon electric fireplace, 3 pc ensuite with upgraded floor and wall tiles, walk-in closet with IKEA closet organizer
- Garage door opener with one remote
- Garage has overhead storage and tire racks
- Owned water softener
- Basement Finished by Builder
- Large Windows in Lower Level
- Rec room with luxury vinyl plank flooring
- Bedroom with walk-in closet
- 4 piece bathroom with luxury vinyl plank flooring

Innerkip

Nestled just 10 kilometers northeast of Woodstock, Innerkip is a picturesque village in Oxford County, Ontario, that blends small-town charm with modern living. As part of the Township of East Zorra-Tavistock, Innerkip has seen rapid growth—its population soared by over 50% between 2016 and 2021, reaching approximately 1,342 residents. Established in 1853, this welcoming community offers a peaceful yet vibrant lifestyle that continues to attract families, retirees, and outdoor enthusiasts. Innerkip is known for its strong sense of community. The Innerkip Community Centre is at the heart of village life, hosting everything from local events and recreational programs to weddings and public meetings. With space for up to 250 guests, it serves as a gathering place where neighbors connect and celebrate together. Education is a cornerstone of the community. Innerkip Central Public School, originally opened in 1930, has grown into a modern facility reflecting the town’s commitment to learning. Residents also benefit from a branch of the Oxford County Library, which offers valuable programs and resources for all ages. Recreation thrives in Innerkip. One of its most popular attractions is the Innerkip Quarry—also known as Trout Lake—a former limestone quarry now transformed into a recreational paradise. Its turquoise, spring-fed waters draw visitors from across the region for swimming, scuba diving, and even cliff jumping. With diving platforms, submerged features for exploration, and on-site camping, it's a must-visit destination during the warmer months. Golfers are drawn to the Innerkip Highlands Golf Club, a beautifully maintained course that offers a mix of challenge and relaxation. Its rolling fairways and scenic rural backdrop make it a favourite for locals and visitors alike. Innerkip also shines when it comes to location. With close proximity to Highways 401, 402, and 403, residents enjoy easy access to major cities such as Kitchener-Waterloo, London, and Toronto. For aviation enthusiasts, the nearby Innerkip Aerodrome adds a unique touch—perfect for recreational pilots and private aircraft owners. Whether you’re seeking a close-knit community, peaceful countryside living, or an active outdoor lifestyle, Innerkip offers the best of all worlds. Come discover why this growing village is one of Oxford County’s best-kept secrets.



Near By Amenities

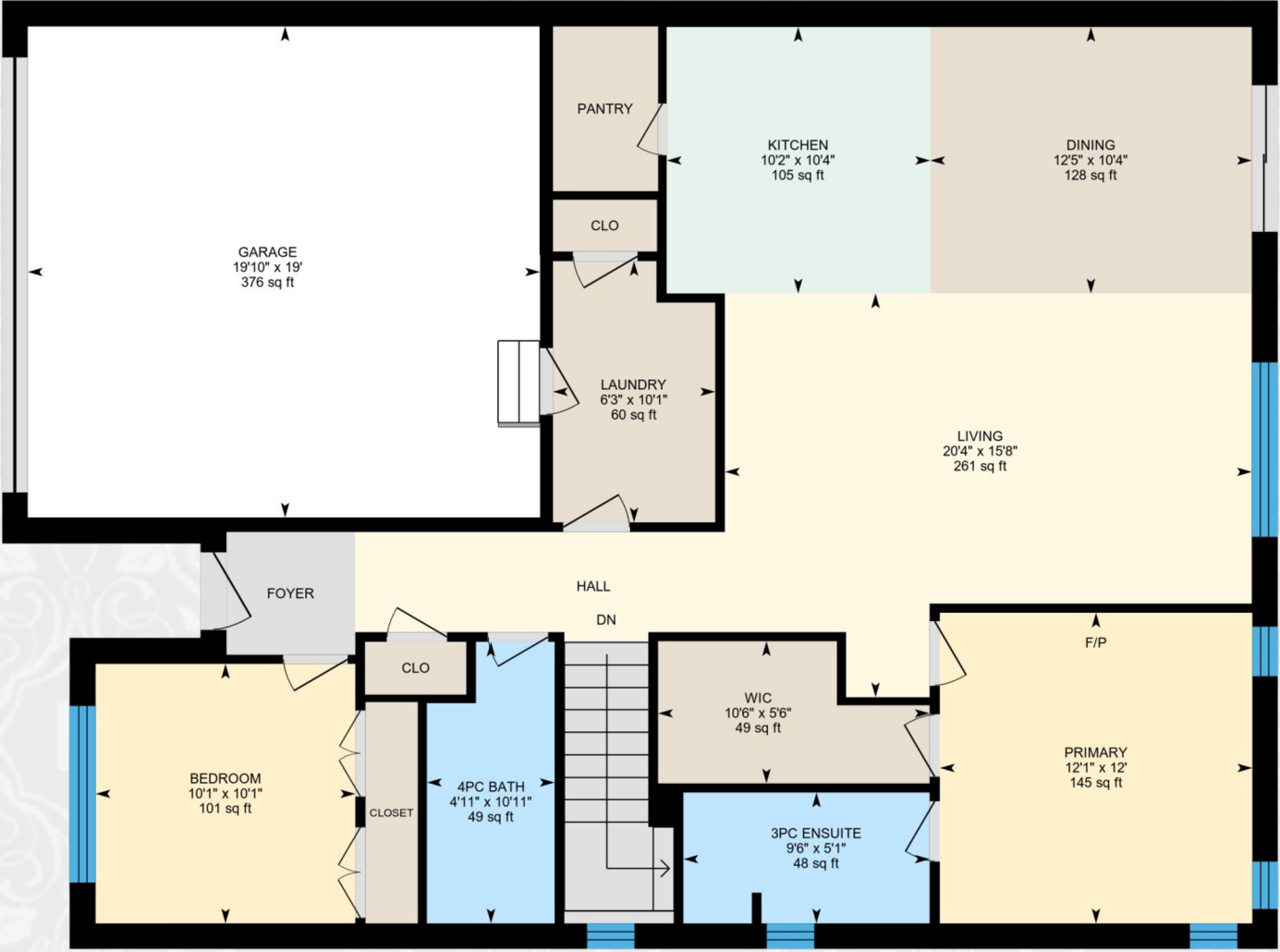




SCHOOLS

Thames Valley District School Board			London District Catholic School Board		
JK-8	Innerkip Central PS	NOT BUSED	JK-8	Holy Family Catholic Elementary	BUSED
9-12	Huron Park S.S.	BUSED	9-12	St. Mary's Catholic Secondary	BUSED

FLOOR PLANS



NEIGHBOURHOOD

Matheson Crescent is a newly developed residential enclave within the tranquil village of Innerkip, situated in Oxford County. This neighbourhood is characterized by its contemporary single-family homes and semi-detached bungalows, offering a harmonious blend of modern living and small-town charm. The homes along Matheson Crescent are thoughtfully designed with features such as brick and stone exteriors, attached garages, and spacious interiors. The neighbourhood's layout promotes a sense of community while maintaining privacy, with homes situated on well-maintained lots featuring paved driveways and landscaped yards. Residents benefit from proximity to essential amenities, including parks, playgrounds, schools, and shopping centers, all within a short distance. The serene environment of Innerkip, combined with the modern conveniences of Matheson Crescent, makes it an attractive location for those seeking a balanced lifestyle . In summary, Matheson Crescent offers a peaceful and contemporary living experience in Innerkip, with well-appointed homes and easy access to community amenities, making it a desirable neighbourhood for a variety of homeowners.

