Cross Property Client Full RES

520244 THISTLEWOOD ROAD
West Grey, ON N0C 1H0
Grey County/West Grey

Residential/Single Family/For Sale
Price: $799,900.00
Active

MLS®#: 175990
List Date: 15-Feb-2019
Bedrooms (AG/BG): 5 (5/0)
Bathrooms (F/H): 4 (3/1)

Type: Detached
Style: 2 Storey
Sq. Ft Above Grade: 2,100
Sq. Ft Finished: 3,000
Sq. Ft Source: Floor plan(s)
New Construction: No

Title/Ownership: Freehold
Lot Front: 384.00
Lot Size/Acres: 25-49.99 Acres

Access: Municipal road, Year Round
Garage Spaces/Type: 2.0/Attached
Waterfront: No

Bedrooms (AG/BG): 5 (5/0)
Bathrooms (F/H): 4 (3/1)

Public Remarks: This charming country home is ideal for those who want to live in a rural setting but have the amenities of town close by. The main floor has a double attached garage with inside entry to a wonderful open concept main living area, a 2pc bath, a den and a beautiful outdoor deck for entertaining. The lower level includes a 3pc bath, laundry room, family room, walk-out patio and two bedrooms -- one of which is currently being used as a hobby room. The second floor is home to the spacious master bedroom with a walk-in closet and 5pc spa-like ensuite bath, featuring a soaker tub with a peaceful country view. The second floor also has two other bedrooms, both with walk-in closets and a shared 4pc bath. Sitting on a 26 acre lot, this gorgeous property boasts gardens and a huge backyard close to the house, with a river and natural spring just a short walk away. Perfect for a full-time residence or a weekend getaway, this charming home on 26 acres is the ideal country retreat.

Directions: From Markdale take Hwy 10 North to Thistlewood Rd. Turn left on Thistlewood Rd and follow to the property and sign on the left.

Interior Features

- Carbon Monoxide Detector, Central Vacuum, Smoke Detector, Water Heater Owned
- Basement: Full/Fully Finished/Walk-Out Firep: Wood Stove
- Heat Primary/Sec: Forced Air-Electric/Airtight Stove
- HVAC: Duct Work
- Under Contract/Rental Items: None

Exterior Features

- Add'l Monthly Fees: Stucco
- Exterior Finish: Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup, School Bus Route, Telephone, Underground Wiring
- Topography: Dry, Rolling, Sloping, Wooded/Treed
- Roofing: Metal
- Water/Supply Type: Well/Drilled Well
- Water Treatment: Reverse Osmosis, Water Softener
- Exterior Features: Deck(s), Patio(s), Privacy, Year-Round Living
- Other Structures: Shed
- Site Influences: Hospital, River/Stream, Shopping Nearby, Skiing, Trails

Inclusions:
- Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Garage Door Opener, Satellite Dish, Smoke Detector

Exclusions:
- Front Hall Clock And Exterior Garden Art

Tax Information

- Roll#: 420522000316204
- P# #: 372350357
- Assessment #: $423,500
- Taxes/Year: $4,564
- Zoning: A2, NE
- Survey/Year: No
- Legal Description: PT LT 91-93 CON 1 SWTSR GLENELG PT 1 17R2959, PT 6 17R2494; WEST GREY

<table>
<thead>
<tr>
<th>Room</th>
<th>Level</th>
<th>Dimensions</th>
<th>Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Room/Dining Room</td>
<td>M</td>
<td>31’10”x13’9”</td>
<td>Balcony/Deck, Carpet Free, Fireplace, French doors, Open Concept, Walkout to Balcony/Deck</td>
</tr>
<tr>
<td>Kitchen</td>
<td>M</td>
<td>11’x13’6”</td>
<td>Open Concept</td>
</tr>
<tr>
<td>Den</td>
<td>M</td>
<td>10’5”x10’8”</td>
<td>Bay window, Walk-in Closet</td>
</tr>
<tr>
<td>Foyer</td>
<td>M</td>
<td>15’9”x7’5”</td>
<td></td>
</tr>
<tr>
<td>Bathroom</td>
<td>M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>2</td>
<td>18’1”x13’10”</td>
<td>Ensuite, Walk-in Closet</td>
</tr>
<tr>
<td>Ensuite</td>
<td>2</td>
<td></td>
<td>5+ Piece, Double sink</td>
</tr>
<tr>
<td>Bedroom</td>
<td>2</td>
<td>17’x11’</td>
<td>Walk-in Closet</td>
</tr>
<tr>
<td>Bedroom</td>
<td>2</td>
<td>10’8”x12’</td>
<td>Walk-in Closet</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage Room</td>
<td>2</td>
<td>13’5”x8’4”</td>
<td></td>
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<tr>
<td>Room Type</td>
<td>LAG (LG)</td>
<td>Measurement</td>
<td>Features</td>
</tr>
<tr>
<td>--------------</td>
<td>----------</td>
<td>-------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Family Room</td>
<td>LAG</td>
<td>19'4&quot;x14&quot;</td>
<td>Fireplace, Sliding doors, Walkout to Balcony/Deck</td>
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<tr>
<td>Bedroom</td>
<td>LAG</td>
<td>12'10&quot;x10'9&quot;</td>
<td>Sliding doors, Walkout to Balcony/Deck</td>
</tr>
<tr>
<td>Bedroom</td>
<td>LAG</td>
<td>10'10&quot;x12'1&quot;</td>
<td></td>
</tr>
<tr>
<td>Laundry Room</td>
<td>LAG</td>
<td>8'9&quot;x7'8&quot;</td>
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</tr>
<tr>
<td>Bathroom</td>
<td>LAG</td>
<td></td>
<td>3-Piece</td>
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</tbody>
</table>

SEA AND SKI REALTY LIMITED Brokerage (KIM)

Prepared By: KAREN COX, Broker of Record
www.seaandskiREALTY.ca

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