

# Cross Property Client Full

[154726 30 GREY ROAD](#)

Markdale, ON N0C 1H0

Grey County/Grey Highlands/None

Residential/Single Family/For Sale

Active

Price: \$429,000.00



MLS@#: 151135  
 List Date: 31-Aug-2018  
 Bedrooms (AG/BG): 3 (3/0)  
 Bathrooms (F/H): 1 (1/0)

Type: Detached  
 Style: Bungalow Raised  
 Sqft Above Grade: 975  
 Sq Ft Finished: 975  
 Sq Ft Source: Floor plan(s)  
 Sqft Below Grade: 975  
 Sq Ft. Unfinished

New Construction: No  
 Title/Ownership: Freehold  
 # Rooms: 6  
 Recreational: No  
 Fronting On: West  
 Year Built/Desc: /Unknown  
 Lot Front: 439.73  
 Lot Depth:  
 Road Access Fee:  
 Lot Size/Acres: 3-9.99 Acres/6.00  
 Access: Municipal road, Year Round  
 Driveway Spaces/Type: 4/Private Single Wide/Gravel  
 Waterfront: No  
 WF Exposure:

**Public Remarks:** Looking to down size and move to the country? Well here's a great opportunity to own a newer home on 6 acres close to the top of the Beaver Valley Ski Club. Main floor living with laundry and master bedroom. Full basement is unfinished and waiting for your creation. Full concrete foundation makes a solid home to retire to in Grey Highlands. An older Ontario style barn in good condition is close to the home and is a great storage site for your toys or a garage plus two storage sheds. Don't miss this chance to live in the country.

**Directions:** From Markdale, take Grey Rd# 12 to Grey Road #30. Turn East and follow to Hutchinson's Corners. Turn South at the stop sign and follow to the sign on the west side of the road.

### Interior Features

Interior Features:	Main Floor Laundry	Fireplace:	
Basement:	Full/Unfinished/	Foundation:	Poured Concrete
Heat Primary/Sec:	Forced Air-Oil/Woodstove	Plumbing Age:	
HVAC:	Duct Work		
Under Contract/Rental Items:	None		

### Exterior Features

Add'l Monthly Fees:	Exposure:	Pool:	None
Exterior Finish:	Vinyl Siding		
Restrictions:	None		
Services:	Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone		
Topography:	Clear View, Hilly	Alternative Power:	
Roofing:	Asphalt	Yr Roof Replaced:	
Water/Supply Type:	Well/Drilled Well	Sewage:	Septic
Water Treatment:	None		
Exterior Features:	Deck(s)		
Other Structures:	Shed, Other (see Remarks)		
Site Influences	Hospital, Schools, Shopping Nearby, Skiing, Trails		

### Inclusions/Exclusions

Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings

Exclusions: none

### Tax Information

Roll#:	420818000061700	Local Improve Fee/Comments /	
Pin#:	373250151	Zoning:	RURAL RESIDENTIAL Taxes/Year: \$3,112/2017
Assessment \$/Year:	\$288,000/2017	Survey/Year:	No Survey Type:
Legal Description:	PT LT 20 CON 14 ARTEMESIA PT 1 17R435; S/T AR16410; GREY HIGHLANDS		

### Rooms

Room	Level	Dimensions	Features
Kitchen /Dining Room	M	13'7" x12'1"	Double sink, Walkout to Balcony/Deck
Living Room	M	12'9" x16'2"	
Master Bedroom	M	12'2" x12'1"	
Bedroom	M	10'9" x8'7"	
Bedroom	M	12'2" x9'	
Bathroom	M		4-Piece

SEA AND SKI REALTY LIMITED Brokerage (KIM)

Client Full Report

Date Printed: 08/31/2018

Prepared By: KAREN COX, Broker of Record  
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