

Cross Property Client Full

223 BOWLES BLUFF ROAD
Grey Highlands, ON N0C 1H0
 Grey County/Grey Highlands/

Residential/Single Family/For Sale
Active

Price: \$449,000.00



MLS®#: **168081**
 List Date: **28-Dec-2018**
 Bedrooms (AG/BG): **4 (4/0)**
 Bathrooms (F/H): **2 (2/0)**

Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **1,405**
 Sq Ft Finished: **2,155**
 Sq Ft Source: **Other**
 Sqft Below Grade: **750**
 Sq Ft. Unfinished

New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **100.00**
 Road Access Fee:
 Access: **Municipal road, Year Round**
 Driveway Spaces/Type: **2/Mutual/Shared/Gravel**
 Waterfront: **No**

Rooms: **13**
 Recreational: **Yes**
 Year Built/Desc: **0/Unknown**
 Lot Depth:
 Lot Size/Acres: **0.5-0.99 Acres/**
 WF Exposure:

Public Remarks: **Wonderful 5 bedroom ski chalet overlooking the Beaver Valley and close enough to walk home from the Beaver Valley Ski Club. Standing tall on the east side of the road, the views of the valley through the trees are stunning. The main floor is open concept living with soaring wood ceilings, 2 bedrooms, bathroom with shower and laundry. East facing large picture windows give the feeling of being outside with valley views. Upper level overlooks the main living area and also has 2 bedrooms and a full bathroom. Lower level hosts the 5th bedroom, family/TV room with propane stove, mud room with ski storage, and a walkout for easy storage for your gear. This wonderful 4 season chalet comes mostly furnished and is ready to go. Call right away to book your personal viewing before it's too late!**

Directions: **Grey Road 30 to Bowles Bluff Road. Follow Bowles Bluff Road to house on the east side.**

Interior Features

Interior Features: **Central Vacuum, Main Floor Laundry, Smoke Detector, Winterized**
 Basement: **Full/Fully Finished/Walk-Out** Fireplace: **Propane**
 Heat Primary/Sec: **Fireplace-Propane, Propane/Baseboard**
 HVAC: **None** Foundation: **Poured Concrete**
 Under Contract/Rental Items: **Hot Water Tank, Propane Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Wood**
 Restrictions: **Encroachment, Niagara Esc. Commision**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup, Telephone**
 Topography: **Hillside, Sloping, Wooded/Treed** Alternative Power:
 Roofing: **Metal** Yr Roof Surface Replaced:
 Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**
 Water Treatment: **Sediment Filter, UV System, Water Softener**
 Site Influences: **Backs onto Greenspace, Hospital, River/Stream, Shopping Nearby, Skiing, Trails**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Central Vac, Freezer One Propane Wall Fireplace, One Propane Stove (basement), Some Furnishings and Some Wall Hangings**

Exclusions: **Personal Items, Some Furnishings And Some Wall Hangings**

Tax Information

Roll#: **420818000612601** Local Improve Fee/Comments /
 Pin#: **373240375** Zoning: **R, H, NEC** Taxes/Year: **\$2,450/2018**
 Assessment \$/Year: **\$227,500/2018** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 21 CON 14 ARTEMESIA AS IN GS114086 EXCEPT THE EASEMENT THEREIN; GREY HIGHLANDS**

Rooms

Room	Level	Dimensions	Features
Living Room/Dining Room	M	36'9"x14'6"	Balcony/Deck, Bay window, Fireplace
Kitchen	M	9'5"x9'6"	Double sink
Bedroom	M	10'6"x9'7"	
Office	M	10'7"x9'7"	
Bathroom	M		3-Piece
Porch	M	12'10"x5'	Enclosed

Bedroom	2	10'x12'10"	
Bedroom	2	11'11"x9'7"	
Bathroom	2		4-Piece
Family Room	LAG	17'9"x13'10"	Fireplace
Bedroom	LAG	14'6"x8'2"	
Recreation Room	LAG	12'3"x7'6"	
Utility	LAG	18'8"x8'2"	

SEA AND SKI REALTY LIMITED Brokerage (KIM)

Client Full Report

Date Printed: 12/28/2018

Prepared By: RUSSELL SEVERNUK, Salesperson

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