

# Cross Property Client Full RES

**153 RAGLAN STREET**  
**Grey Highlands, ON N0C 1E0**  
Grey County/Grey Highlands/

**Residential/Single Family/For Sale** Price: **\$439,000.00**  
**Active**



MLS#: **176214**  
List Date: **22-Feb-2019** Bedrooms (AG/BG): **3 (3/0)**  
Bathrooms (F/H): **2 (2/0)**

Type: **Detached**  
Style: **Bungalow Raised**  
Sqft Above Grade: **975** Sqft Below Grade: **975**  
Sq Ft Finished: **1,250** Sq Ft. Unfinished:  
Sq Ft Source: **Other**  
New Construction: **No** # Rooms: **11**  
Title/Ownership: **Freehold** Recreational: **No**  
Fronting On: **North** Year Built/Desc: **0/Unknown**  
Lot Front: **138.61** Lot Depth: **166.46**  
Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/**  
Access: **Municipal road, Year Round**  
Garage Spaces/Type: **2.0/Detached**  
Driveway Spaces/Type: **4/Private Single Wide/Gravel**  
Waterfront: **No** WF Exposure:  
Leased Land Fee:

Next OH: **Public: Sat Mar 9, 11:00AM-1:00PM**

Public Remarks: **Welcome to this Modern & Updated Eugenia Home with 2-car garage on a large treed lot. Open concept living area with hardwood floors throughout the main level as well as an updated Kitchen with oak cabinets, granite counters, Italian tile, and stainless appliances. Three Bedrooms on the main floor and an updated 4Pc Bathroom. Full, partially finished basement has an office, a new 3Pc bath (2015) with beautiful tile and marble accents. Many other upgrades including new roof (2018) & newer windows, new water softener (2015), newer washer and propane dryer, and newer sewage ejector and septic caps (2015). Great location in the village of Eugenia and just a short drive to the Beaver Valley or Flesherton.**

Directions: **Grey Road 13 to the Village of Eugenia. Turn East on Raglan and follow to the property and sign on the north side of the road.**

### Interior Features

Interior Features: **Smoke Detector**  
Basement: **Full/Partially Finished/** Fireplace:  
Heat Primary/Sec: **Forced Air-Propane/Woodstove**  
HVAC: **Duct Work** 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: **None**  
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup, School Bus Route, Telephone**  
Topography: **Dry, Flat, Wooded/Treed** Alternative Power:  
Roofing: **Asphalt** Yr Roof Surface Replaced:  
Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**  
Site Influences: **Playground Nearby, Schools, Skiing, Trails**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Freezer, Satellite Dish, Smoke Detector, Window Coverings Wood Stove is included "AS IS"**

Exclusions: **None**

### Tax Information

Roll#: **420818000907901** Local Improve Fee/Comments /  
Pin#: **373220210** Zoning: **R** Taxes/Year: **\$2,129/2018**  
Assessment \$/Year: **\$197,500/2018** Survey/Year: **Yes 1998** Survey Type: **Available**  
Legal Description: **LT 24 RAGLAN ST N PL 20 ARTEMESIA; GREY HIGHLANDS**

### Rooms

Room	Level	Dimensions	Features
<b>Living Room</b>	M	<b>17'9"x14'8"</b>	<b>Bay window, Carpet Free, Hardwood floor</b>
<b>Dining Room</b>	M	<b>8'6"x8'3"</b>	<b>Balcony/Deck, Carpet Free, Hardwood floor</b>
<b>Kitchen</b>	M	<b>10'7"x7'11"</b>	<b>Tile Floors</b>
<b>Master Bedroom</b>	M	<b>12'1"x11'3"</b>	<b>Carpet Free, Hardwood floor</b>
<b>Bedroom</b>	M	<b>10'1"x11'4"</b>	<b>Carpet Free, Hardwood floor</b>
<b>Bedroom</b>	M	<b>8'6"x11'3"</b>	<b>Carpet Free, Hardwood floor</b>
<b>Bathroom</b>	M		<b>4-Piece, Tile Floors</b>
<b>Bathroom</b>	B		<b>3-Piece, Tile Floors</b>
<b>Office</b>	B	<b>7'5"x9'8"</b>	<b>Tile Floors</b>
<b>Storage Room</b>	B	<b>14'11"x10'4"</b>	
<b>Laundry Room</b>	B	<b>5'3"x7'11"</b>	

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Client Full Report

Date Printed: 02/22/2019

Prepared By: **KAREN COX**, Broker of Record

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