

## Cross Property Client Full RES

**222 PLANTTS POINT ROAD**

**Eugenia, ON N0C 1E0**

**Grey County/Grey Highlands/**

**Residential/Single Family/For Sale Price: \$1,349,000.00**

**Active**



MLS#: **181420**  
 List Date: **18-Mar-2019** Bedrooms (AG/BG): **5 (5/0)**  
 Bathrooms (F/H): **2 (2/0)**

Type: **Detached**  
 Style: **Chalet**  
 Sqft Above Grade: **3,052** Sqft Below Grade: **495**  
 Sq Ft Finished: **3,548** Sq Ft. Unfinished:  
 Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **13**  
 Title/Ownership: **Freehold** Recreational: **No**  
 Fronting On: **North** Year Built/Desc: **0/Unknown**  
 Lot Front: **210.00** Lot Depth:  
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/**

Access: **Municipal road, Year Round**  
 Driveway Spaces/Type: **5/Private Single Wide/Gravel**  
 Waterfront: **Yes** WF Exposure: **South West**  
 WF Type/Name: **Lake/Lake Eugenia**  
 Shore Rd Allowance: **Not Owned** WF Frontage Ft: **47**  
 WF Buildings: **Boathouse-Multiple Storey**  
 WF Features: **Dock**  
 Shore Line: **Clean, Sandy, Shallow**  
 Leased Land Fee:

**Public Remarks: Be amazed with this stunning spacious cottage on the waterfront of Lake Eugenia on Plantts Point Rd. Enjoy the beach and long dock with the privacy of a treed area. Tie your boat up to the dock and head straight into the hot tub with the stunning view of the lake in the background. Watch the kids play in the backyard off of the back deck or the upper deck on top of the boathouse. When you are done playing outside, come inside for the most fun night ever! Hang out with the boys in the great room while enjoying a couple drinks and playing pool. The kids can hang out in the movie room while the ladies enjoy their time sharing stories over wine in front of the warm fireplace in the living room. The Northern Waterfront Paradise has 5 bedrooms, and two spacious bathrooms. You will enjoy nonstop watersports and outdoors fun in the sun. Claim your slice of heaven on one of Ontario's most beautiful lakes before it is gone!**

**Directions: Grey Rd 13 to 12 Concession B. East of 12 Concession B to Plantts Point Road. South on Plantts Point Rd to South/West corner of Stanley Drive and Plantts Point Rd.**

### Interior Features

Interior Features: **Bar Fridge, Sump Pump**  
 Basement: **Full/Partially Finished/** Fireplace: **Wood Stove**  
 Heat Primary/Sec: **Geothermal/Radiant, Woodstove**  
 HVAC: **Air Conditioner, Air Exchanger, In Floor** Foundation: **Concrete Block, Poured Concrete**  
 Under Contract/Rental Items: **None** Plumbing Age:  
 Lease To Own Equip: **None** Oil Tank Age:

### Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**  
 Exterior Finish: **Hardboard**  
 Restrictions: **Conservation Control**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone**  
 Topography: **Partially Cleared, Sloping, Wooded/Treed** Alternative Power:  
 Roofing: **Asphalt, Shingles** Yr Roof Surface Replaced:  
 Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**  
 Water Treatment: **Sediment Filter, UV System, Water Softener**  
 Exterior Features: **Deck(s), Hot Tub, Patio(s), Porch, Year-Round Living**  
 Other Structures: **Shed, Other (see Remarks)**  
 Site Influences: **Lake Access, Water View**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Hot Tub, Hot Tub Equipment, Smoke Detector, Window Coverings**

Exclusions: **None**

### Tax Information

Roll#: **420818000927500** Local Improve Fee/Comments /  
 Pin#: **372530110** Zoning: **RS-8** Taxes/Year: **\$7,597/2017**  
 Assessment \$/Year: **\$744,000/2018** Survey/Year: **No** Survey Type:  
 Legal Description: **LT 34 RCP 840 Artemesia; Grey Highlands**

### Rooms

Room	Level	Dimensions	Features
<b>Kitchen</b>	M	<b>11'x14'</b>	<b>Double sink, Tile Floors</b>
<b>Dining Nook</b>	M	<b>11'x12'</b>	<b>Balcony/Deck, French doors, Walkout to Balcony/Deck</b>
<b>Great Room</b>	M	<b>21'x31'</b>	<b>Cathedral Ceiling, Fireplace, French doors</b>
<b>Bedroom</b>	M	<b>10'x9'</b>	
<b>Bedroom</b>	M	<b>10'x10'</b>	<b>Carpet Free</b>
<b>Bathroom</b>	M		<b>4-Piece, Carpet Free</b>
<b>Bedroom</b>	2	<b>15'6"x13'4"</b>	
<b>Bedroom</b>	2	<b>17'6"x12'6"</b>	
<b>Master Bedroom</b>	2	<b>15'6"x12'</b>	

**Bathroom** 2  
**Foyer** M 12'6"x13'  
**Foyer** M 22'x8'  
**Living Room** M 28'x19'

**5+ Piece**

**French doors**

**Balcony/Deck, Carpet Free, Fireplace, French doors, Open Concept,  
Vaulted Ceiling, Walkout to Balcony/Deck**

**SEA AND SKI REALTY LIMITED Brokerage (KIM)**

**Client Full Report**

**Date Printed: 03/18/2019**

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

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