

Cross Property Client Full

194473 13 GREY ROAD
Grey Highlands, ON N0C 1E0
 Grey County/ Grey Highlands/

Residential/ Single Family/ For Sale Price: \$949,000.00
Active



MLS#: **188002**
 List Date: **19-Apr-2019** Bedrooms (AG/BG): **4 (1/ 3)**
 Bathrooms (F/H): **2 (1/ 1)**

Type: **Detached**
 Style: **Bungalow Raised**

Sqft Above Grade: **917** Sqft Below Grade: **917**
 Sq Ft Finished: **1,834** Sq Ft. Unfinished

Sq Ft Source: **Floor plan(s)**
 New Construction: **No** # Rooms: **10**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **East** Year Built/Desc: **1969/ Unknown**
 Lot Front: **175.00** Lot Depth: **879.57**
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/ 2.76**

Access: **Municipal road, Year Round**
 Driveway Spaces/Type: **6/ Private Single Wide/ Gravel**
 Waterfront: **Yes** WF Exposure: **West**
 WF Type/Name: **Lake/ LAKE EUGENIA**
 Shore Rd Allowance: **Not Owned** WF Frontage Ft: **175**
 WF Features: **Beach, Dock**
 Shore Line: **Rocky, Sandy, Soft Bottom**
 Leased Land Fee:

Public Remarks: **Here is your opportunity to own a cottage on the best part of Lake Eugenia. This 2 acre property features sandy waterfront and 175 feet of shoreline. Mature trees line the private driveway to your cottage that features open concept living space, vaulted ceilings, a stone fire place and a large panel of windows facing the lake. A finished basement provides an additional 3 bedrooms and powder room. A unique upper floor loft space gives an additional bedroom for a child or a playroom for a rainy day. Enjoy the sunshine down by the water or rest in the shade of the screened gazebo or the many mature trees on this beautiful property. Close to Beaver Valley Ski Club this cottage could be the perfect place for your four season retreat.**

Directions: **County Road 13 North of Eugenia to sign on the East side of road.**

Interior Features

Interior Features: **Cathedral Ceiling, Finished Loft, Main Floor Laundry, Winterized**
 Basement: **Full/ Fully Finished/ Walk-Up** Fireplace: **Wood**
 Heat Primary/Sec: **Baseboard/ Fireplace-Wood**
 HVAC: **None** Foundation: **Concrete Block**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None** FH Common Fee:
 Lot Shape: Lot Irregularities: **2 ACRES**
 Exterior Finish: **Wood**
 Restrictions: **Conservation Control**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup, Telephone Level, Partially Cleared, Sloping,**
 Topography: **Wooded/Treed** Alternative Power:
 Roofing: **Metal** Yr Roof Surface Replaced:
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
 Water Treatment: **UV System**
 Exterior Features: **Deck(s), Year-Round Living**
 Site Influences: **Lake Access, Landscaped**
 Schools: **MCPHAIL ELEMENTARY / Secondary-GHSS**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**

Exclusions: **none**

Tax Information

Roll#: **420818000926400** Local Improve Fee/Comments **No/**
 Pin#: **372530144** Zoning: **RES** Taxes/Year: **\$6,197/ 2019**
 Assessment \$/Year: **\$597,000/2016** Survey/Year: **No** Survey Type:
 Legal Description: **194473 GREY ROAD 13 REG. COMP. PLAN 839 LOT 7**

Rooms

Room	Level	Dimensions	Features
Living Room	M	14'0"x7'7"	
Dining Nook	M	9'5"x7'9"	
Living Room	M	27'9"x13'9"	
Master Bedroom	M	9'8"x9'5"	
Bathroom	M		4-Piece
Den	M	7'9"x7'5"	
Bathroom	L		2-Piece
Bedroom	L	7'9"x12'6"	
Bedroom	L	15'10"x12'10"	
Bedroom	L	15'0"x7'5"	

SEA AND SKI REALTY LIMITED Brokerage (KIM)

Client Full Report

Date Printed: 04/19/2019

Prepared By: KAREN COX, Broker of Record

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