

Cross Property Client Full RES

797613 EAST BACK LINE
Chatsworth, ON NOH 1G0
 Grey County/ Chatsworth/

Residential/ Single Family/ For Sale Price: \$499,000.00
Active



MLS#: **183113**
 List Date: **01-Apr-2019** Bedrooms (AG/BG): **3 (2/ 1)**
 Bathrooms (F/H): **2 (2/ 0)**

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

Sqft Above Grade: **1,200** Sqft Below Grade: **1,200**
 Sq Ft Finished: **1,600** Sq Ft. Unfinished: **800**
 Sq Ft Source: **Other**

New Construction: **No** # Rooms: **14**
 Title/Ownership: **Freehold** Recreational: **No**
 Year Built/Desc: **1985/ Completed / New, Owner**

Fronting On: **East** Year Built/Desc: **1985/ Completed / New, Owner**
 Lot Front: **687.62** Lot Depth: **1,951.03**
 Road Access Fee: Lot Size/Acres: **25-49.99 Acres/ 28.98**

Access: **County Road, Year Round**
 Garage Spaces/Type: **1.0/ Detached, Heated**
 Driveway Spaces/Type: **8/ Circular, Private Triple+ Wide/ Gravel**
 Waterfront: **No** WF Exposure:
 Leased Land Fee:

Public Remarks: **Family Home on 28 Acres. Enjoy the peace and quiet of the countryside while sitting by the pond. Family & friends can have fun with plenty of yard space to play or enjoy the county view with a loved one. Inside you will find a living room with a large bay window, three bedrooms, a large kitchen/dining room, 2 full bathrooms, and main floor laundry. The home is fully accessible with a ramp to the spacious outside deck and both doors. Detached Garage with woodstove and hydro makes for the ultimate man-cave or workshop. Enjoy never-ending possibilities on 30 acres of partially cleared land which also includes a separate & adjacent 2-acre parcel that could be developed with a second home or sell it off & recover some of your investment.**

Directions: **From Markdale, take Hwy 10 north to Side Road 10. Turn right (east) on Side Road 10. Drive east on Side Road 10 to East Back Line. Turn left on East Back Line. Follow to property & sign on the right. Last property on the right before Gore Cres.**

Interior Features

Interior Features: **Main Floor Laundry, Oven Built-in, Water Heater Owned, Winterized**
 Basement: **Full/ Partially Finished/** Fireplace: **Wood Stove**
 Heat Primary/Sec: **Baseboard, Woodstove/ Airtight Stove**
 HVAC: **None** Foundation: **Concrete Block**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: **West** Pool: **None**
 Exterior Finish: **Brick**
 Restrictions: **Conservation Control**
 Services: **Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup, Telephone**
 Topography: **Clear View, Flat, Level, Open space, Wetlands, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
 Exterior Features: **Backs on Greenbelt, Deck(s), Porch, Year-Round Living**
 Site Influences: **Backs onto Greenspace, Greenbelt/Conservation, Hobby Farm, Landscaped, Pond, River/Stream**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Freezer, Satellite Dish, Smoke Detector, Window Coverings**

Exclusions: **none**

Tax Information

Roll#: **420436000600901** Local Improve Fee/Comments **No/**
 Pin#: **371780105** Zoning: **A1, EP, OS1, W** Taxes/Year: **\$3,416/ 2018**
 Assessment \$/Year: **\$292,000/2018** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 2 CON 3 NETSR HOLLAND AS IN R182999 EXCEPT PT 1, 16R4112; CHATSWORTH ALONG WITH PT LT 2 CON 3 NETSR HOLLAND PT 1, 16R4112; CHATSWORTH**

Rooms

Room	Level	Dimensions	Features
Living Room	M	19'5"x11'0"	
Kitchen /Dining Room	M	25'2"x11'2"	Vinyl Flooring, Walkout to Balcony/Deck
Master Bedroom	M	10'x12'	Bay window
Bedroom	M	8'11"x10'11"	
Laundry Room	M	7'10"x7'5"	Vinyl Flooring
Bathroom	M		3-Piece, Vinyl Flooring
Bathroom	M		4-Piece, Vinyl Flooring
Hobby Room	M	9'2"x14'6"	Walkout to Balcony/Deck
Laundry Room	M	7'10"x7'5"	
Recreation Room	L	20'x13'8"	Finished, Fireplace
Bedroom	L	12'x10'5"	Carpet Wall-to-Wall
Utility	L	50'9"x8'2"	

Storage Room L 6'3"x6'9"
Storage Room L 9'2"x14'
SEA AND SKI REALTY LIMITED Brokerage (KIM)

Client Full Report

Date Printed: 04/01/2019

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www.seaandskiREALTY.ca
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