

Cross Property Client Full RES

566329 7B SIDE ROAD

Grey Highlands, ON N0C 1G0
 Grey County/ Grey Highlands/

Residential/ Single Family/ For Sale Price: \$699,000.00
Active



MLS#: **198939**
 List Date: **31-May-2019** Bedrooms (AG/BG): **4 (4/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**

Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **1,700** Sqft Below Grade: **250**
 Sq Ft Finished: **1,700** Sq Ft. Unfinished: **250**
 Sq Ft Source: **Other**

New Construction: **No** # Rooms: **10**
 Title/Ownership: **Freehold** Recreational: **No**
 Fronting On: **North** Year Built/Desc: **1925/ Unknown**
 Lot Front: **499.95** Lot Depth: **549.46**
 Road Access Fee: Lot Size/Acres: **3-9.99 Acres/ 5.80**
 Access: **Municipal road, Year Round**

Garage Spaces/Type: **1.0/ Detached**
 Driveway Spaces/Type: **6/ Circular, Private Single Wide/ Gravel**
 Waterfront: **No** WF Exposure:
 Leased Land Fee:

Public Remarks: **This Century brick Farmhouse sits on a stunning 5 acres with mature trees, a pond, apple blossoms in the spring and gorgeous fall colours. The wrap-around verandah on 3 sides of the house allows you to take in views of the escarpment and Old Baldy. Inside the main entrance is a conveniently located and updated 3Pc Bathroom. Also on the main floor is the large Living Room with Wood Burning Fireplace and walk-out to the verandah, as well as an Eat-In Kitchen where you can dine with a view! Past the kitchen is the back entrance with Mud Room and laundry closet. Out the back enjoy meals while overlooking the pond. Up the stairs to the second floor you can wake up to views of Old Baldy in the Master Bedroom and relax in the bathroom with jet tub, skylight, & access to the 11'x22' balcony. 3 additional bedrooms provide plenty of room for family and friends. Located in the heart of the Beaver Valley, this property is an ideal full time residence or weekend getaway.**

Directions: **Grey Road 13 North through Kimberley. Follow to 7B Sideroad. Turn right (East) and follow to the property on the left (North) side of the road.**

Interior Features

Interior Features: **Carbon Monoxide Detector, Main Floor Laundry, Skylight, Smoke Detector, Water Heater Owned**
 Basement: **Partial Basement/ Unfinished/** Fireplace:
 Heat Primary/Sec: **Forced Air-Propane/ Fireplace-Wood**
 HVAC: **Duct Work** Foundation: **Stone**
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Brick**
 Restrictions: **Niagara Esc. Commission**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Telephone**
 Topography: **Open space, Sloping, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt, Shingles** Yr Roof Surface Replaced:
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
 Water Treatment: **Water Softener**
 Exterior Features: **Balcony, Porch, Year-Round Living**
 Other Structures: **Shed**
 Site Influences: **Greenbelt/Conservation, Landscaped**

Inclusions/Exclusions

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

Exclusions: **Island/Cabinet in the kitchen, metal deer head over fireplace**

Tax Information

Roll#: **420839000403800** Local Improve Fee/Comments /
 Pin#: **371590095** Zoning: **NEC** Taxes/Year: **\$4,413/ 2018**
 Assessment \$/Year: **\$409,500/2018** Survey/Year: **No, Yes** Survey Type:
 Legal Description: **PT LT 7 CON 4 EUPHRASIA PT 1 16R789; S/T EU13529; GREY HIGHLANDS**

Rooms

Room	Level	Dimensions	Features
Living Room	M	17'4"x27'10"	Fireplace, Walkout to Balcony/Deck
Kitchen /Dining Room	M	14'10"x17'6"	
Mud Room	M	22'2"x4'2"	
Bathroom	M		3-Piece
Foyer	M	6'9"x11'	
Master Bedroom	2	17'4"x9'3"	
Bedroom	2	15'5"x7'5"	Skylight
Bedroom	2	9'3"x10'5"	
Bedroom	2	7'5"x10'6"	
Bathroom	2		3-Piece, Skylight

SEA AND SKI REALTY LIMITED Brokerage (KIM)

Client Full Report

Date Printed: 05/31/2019

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

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