

Cross Property Client Full RES

134 TAYLOR ROAD

Residential/ Single Family/ For Sale

**Price:
\$1,250,000.00**

**Eugenia, ON NOC 1E0
Grey County/ Grey Highlands/**

Active



MLS@#: **194330**
 List Date: **10-May-2019** Bedrooms (AG/BG): **5 (5/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**

Type: **Detached**
 Style: **2 Level (split), Log**
 Sqft Above Grade: **1,000** Sqft Below Grade: **1,000**
 Sq Ft Finished: **2,000** Sq Ft. Unfinished
 Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **12**
 Title/Ownership: **Freehold** Recreational: **No**
 Year Built/Desc: **0/ Completed / New**

Fronting On: **South** Year Built/Desc: **New**
 Lot Front: **151.00** Lot Depth: **151.41**
 Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/ 0.52**

Access: **Private Road, R.O.W. (Deeded), Year Round**
 Driveway Spaces/Type: **4/ Private Single Wide/ Gravel**
 Waterfront: **Yes** WF Exposure: **South**
 WF Type/Name: **Lake/ Lake Eugenia**
 Shore Rd Allowance: **None** WF Frontage Ft: **151**
 WF Features: **Boat Slip, Dock, Seawall, Stairs to Waterfront
Clean, Mixed,
Natural , Rocky,
Soft Bottom**

Shore Line:
 Leased Land Fee:

Public Remarks: **Waterfront Log Home on Lake Eugenia! Scott Hay Log Home on the shores of beautiful Lake Eugenia offers the best of four season living. The open concept main living area boasts stunning views of the lake, a floor to ceiling stone fireplace, vaulted ceiling and a walk-out to the spacious multi-level waterside deck. Also on the main floor you will find a 4Pc bath and two bedrooms, one of which has water views and a walk-out. The lower level contains a family room and another bedroom both with walk-outs to the waterside patio, as well as two other bedrooms and a 3pc bath. Spacious front yard surrounded by mature trees offers space to play or garden while the waterside of the cottage features multi-level deck at the edge of the water as well as a floating dock and stairs into the water. Great location on the North side of the lake and just a short drive to the Beaver Valley!**

Directions: **Grey Road 13 North of Eugenia to Concession 12B. Turn right on 12B and follow to Taylor Road. Turn right on Taylor Road and follow to the property on the left.**

Interior Features

Interior Features: **Smoke Detector, Water Heater Owned, Winterized**
 Basement: **Full/ Fully Finished/ Walk-Out** Fireplace: **Wood**
 Heat Primary/Sec: **Baseboard/ Airtight Stove, Wood, Woodstove**
 HVAC: **None** Foundation: **Poured Concrete**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Cement, Concrete Poured, Log, Wood**
 Restrictions: **Conservation Control, Other**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup, School Bus Route, Telephone**

Topography: **Flat, Level, Partially Cleared, Sloping, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Co-Operative, Well/ Drilled Well, Shared Well** Sewage: **Septic**
 Water Treatment: **None**
 Exterior Features: **Deck(s), Patio(s), Year-Round Living**
 Other Structures: **Shed**
 Site Influences: **Beach, Cul de Sac/Dead End, Lake Access, Skiing, Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Satellite Dish, Smoke Detector**

Exclusions: **none**

Tax Information

Roll#: **420818000935004** Local Improve Fee/Comments /
 Pin#: **372530201** Zoning: **H, RS, RS-8** Taxes/Year: **\$7,081/ 2018**
 Assessment \$/Year: **\$704,000/2018** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 32 CON 12 ARTEMESIA PT 4, 17R1819; GREY HIGHLANDS**

Rooms

Room	Level	Dimensions	Features
Living Room	M	15'x19'2"	Balcony/Deck, Beamed ceiling, Fireplace, Open Concept, Sliding doors, Vaulted Ceiling, Walkout to Balcony/Deck
Kitchen /Dining Room	M	14'4"x19'2"	Beamed ceiling, Open Concept, Tile Floors, Vaulted Ceiling
Master Bedroom	M	10'x11'3"	Balcony/Deck, Carpet Free, Vaulted Ceiling, Walkout to Balcony/Deck
Bedroom	M	11'10"x11'3"	Carpet Free, Vaulted Ceiling
Bathroom	M		4-Piece, Tile Floors

Foyer 2 11'11"x5'5"
Family Room LAG 14'10"x19'2"
Bedroom LAG 13'4"x7'5"
Bedroom LAG 13'2"x10'2"
Bathroom LAG
Laundry Room LAG 12'x5'
Bedroom LAG 14'10"x10'3"

SEA AND SKI REALTY LIMITED Brokerage (KIM)

Prepared By: KAREN COX, Broker of Record
www.seaandskiREALTY.ca
SEA AND SKI REALTY LIMITED Brokerage (KIM)

Tile Floors
French doors, Walkout to Balcony/Deck
Sliding doors, Walkout to Balcony/Deck
3-Piece, Tile Floors

Client Full Report

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