

## Cross Property Client Full RES

**140 PETERS CRESCENT**  
**Grey Highlands, ON N0C 1E0**  
 Grey County/ Grey Highlands/

**Residential/ Single Family/ For Sale Price: \$950,000.00**  
**Active**



MLS#: **200471**  
 List Date: **07-Jun-2019** Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Bathrooms (F/H): **2 ( 2/ 0)**

Type: **Detached Bungalow**  
 Style: **Bungalow**  
 Sqft Above Grade: **1,025** Sqft Below Grade: **1,025**  
 Sq Ft Finished: **1,445** Sq Ft. Unfinished:  
 Sq Ft Source: **Other**

New Construction: **No** # Rooms: **11**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Fronting On: **West** Year Built/Desc: **0/ Unknown**  
 Lot Front: **79.47** Lot Depth: **201.48**  
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/ 0.36**

Access: **Municipal road, Restricted Waterfront, Year Round**  
 Garage Spaces/Type: **1.0/ Detached**  
 Driveway Spaces/Type: **6/ Front Yard, Private Triple+ Wide/ Concrete, Gravel**  
 Waterfront: **Yes** WF Exposure: **West**  
 WF Type/Name: **Lake/ Lake Eugenia**  
 Shore Rd Allowance: **Not Owned** WF Frontage Ft: **78**  
 WF Buildings: **Dry Boathouse - Multiple**  
 WF Features: **Boat Launch, Dock, Hard Bottom, Rocky, Sandy, Shallow**

Shore Line:  
 Leased Land Fee:

Public Remarks: **SUNSETS GALORE! This west facing waterfront cottage on Lake Eugenia boasts some of the best sunsets anywhere. 3 bedrooms, 2 bathrooms on 2 levels has the perfect setting for a cottage in Grey County. Lower level walk out from the family room leads to multiple decks and docks opening up a world of fun for family memories. Water ski, tubing, swim, canoe or stand up paddle boarding, the options are endless and throw in the fully heated insulated cottage and you instantly have your winter ski chalet, all in one! Located close to the Beaver Valley Ski Club, Blue Mountain and Collingwood, this wonderful 4 season cottage has all you need for your family and friends.**

Directions: **South from Kimberley on Grey Rd 13 to Conc 8. Turn East (left), crossing the causeway to Peters Cres. Turn North (left) and follow to property and signs on the West (left) side.**

### Interior Features

Interior Features: **Carbon Monoxide Detector, Smoke Detector, Winterized**  
 Basement: **Full/ Partially Finished/ Walk-Out** Fireplace:  
 Heat Primary/Sec: **Forced Air-Propane/**  
 HVAC: **Central Air, Duct Work** Foundation: **Concrete Block**  
 Under Contract/Rental Items: **None** Plumbing Age:

### Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**  
 Exterior Finish: **Aluminum Siding**  
 Restrictions: **Other**  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**  
 Topography: **Flat, Level, Sloping** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Surface Replaced:  
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**  
 Water Treatment: **None**  
 Exterior Features: **Deck(s), Year-Round Living**  
 Site Influences: **Beach, Lake Access, Trails, Water View**

### Inclusions/Exclusions

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

Exclusions: **None**

### Tax Information

Roll#: **420818000718500** Local Improve Fee/Comments /  
 Pin#: **372530749** Zoning: **RS-5, H** Taxes/Year: **\$4,365/ 2018**  
 Assessment \$/Year: **\$405,000/2018** Survey/Year: **No** Survey Type:  
 Legal Description: **LT 16 RCP 836 ARTEMESIA; PT BLK 1 PL 850 ARTEMESIA PT 16; 17R3580; S/T/ GS134511, S/T THE EASEMENT CREATED ON PLAN 850; GREY HIGHLANDS**

### Rooms

Room	Level	Dimensions	Features
Living Room	M	20'3"x12'3"	Balcony/Deck, Bay window, Carpet Free, French doors, Walkout to Balcony/Deck
Kitchen	M	11'4"x15'6"	
Master Bedroom	M	19'8"x11'	Carpet Free
Bedroom	M	11'5"x7'7"	Carpet Free
Bedroom	M	7'9"x7'6"	Carpet
Bathroom	M		4-Piece
Foyer	M	6'3"x7'9"	
Family Room	LAG	12'x30'8"	Walkout to Balcony/Deck

**Bathroom** LAG  
**Utility** LAG **19'1"x18'**  
**Laundry Room** LAG **12'7"x12'9"**  
**SEA AND SKI REALTY LIMITED Brokerage (KIM)**

**4-Piece**



**Client Full Report**

**Date Printed: 06/07/2019**

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