

## Cross Property Client Full RES

**734731 WEST BACK LINE**

**Markdale, ON N0C 1H0**

**Grey County/ Grey Highlands/**

**Residential/ Single Family/ For Sale**  
**Active**

**Price: \$699,000.00**



MLS®#:	<b>212776</b>	Bedrooms (AG/BG):	<b>3 ( 3/ 0)</b>
List Date:	<b>07-Aug-2019</b>	Bathrooms (F/H):	<b>2 ( 2/ 0)</b>
Type:	<b>Detached</b>	Sqft Below Grade:	<b>1,500</b>
Style:	<b>Bungalow</b>	Sq Ft. Unfinished	
Sqft Above Grade:	<b>2,200</b>	# Rooms:	<b>13</b>
Sq Ft Finished:	<b>3,700</b>	Recreational:	<b>No</b>
Sq Ft Source:	<b>Other</b>	Year Built/Desc:	<b>1974/ Unknown</b>
New Construction:	<b>No</b>	Lot Depth:	<b>373.63</b>
Title/Ownership:	<b>Freehold</b>	Lot Size/Acres:	<b>10-24.99</b>
Fronting On:	<b>East</b>	Acres/	<b>12.13</b>
Lot Front:	<b>1,122.04</b>	Road Access Fee:	
Road Access Fee:		Access:	<b>Municipal road, Paved Road, Year Round</b>
Access:	<b>Municipal road, Paved Road, Year Round</b>	Garage Spaces/Type:	<b>2.0/ Attached</b>
Garage Spaces/Type:	<b>2.0/ Attached</b>	Driveway Spaces/Type:	<b>10/ Private Double Wide/ Asphalt</b>
Driveway Spaces/Type:	<b>10/ Private Double Wide/ Asphalt</b>	Waterfront:	<b>No</b>
Waterfront:	<b>No</b>	Leased Land Fee:	
Leased Land Fee:		WF Exposure:	

**Public Remarks:** Here's the perfect combination of country home and property. This lovely 3 bedroom, 2 bathroom ranch style bungalow offers complete main floor living on just over 12 acres. Bring the outdoors inside and enjoy stunning mature perennial gardens from a beautiful custom built 680 Sq Ft family room enclosed with windows on 3 sides. Stunning hardwood floors throughout the main floor add an element of warmth and charm to this great layout. A two-car garage, workshop, 2 greenhouses and a private pond complete this package.

**Directions:** From Markdale, take Grey Road 12 West to West Back Line. Turn South on West Back Line and follow to property and sign on the East side of the road.

### Interior Features

Interior Features: **Carbon Monoxide Detector, Central Vacuum, Main Floor Laundry, Smoke Detector, Upgraded Insulation, Work Bench**

Basement: **Full/ Partially Finished/** Fireplace: **Natural Gas**

Heat Primary/Sec: **Fireplace-Gas, Geothermal, Heat Pump/ Baseboard**

HVAC: **Central Air, Energy Efficient, HRV System, Plenum Humidifier** Foundation: **Concrete Block**

Under Contract/Rental Items: **Internet** Plumbing Age:

### Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**

Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:

Exterior Finish: **Vinyl Siding**

Restrictions: **None**

Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone, Underground Wiring**

Topography: **Clear View, Dry, Flat, Partially Cleared, Sloping, Wooded/Treed** Alternative Power:

Roofing: **Asphalt** Yr Roof Surface Replaced:

Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**

Water Treatment: **Water Softener**

Exterior Features: **Patio(s), Porch, Privacy, Year-Round Living**

Other Structures: **Gazebo, Greenhouse**

Site Influences: **Hospital, Landscaped, Pond, Schools, Shopping Nearby, Skiing, Trails**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Carbon Monoxide Detector, Central Vac, Freezer, Garage Door Opener, Smoke Detector, Window Coverings TV & Bracket**

Exclusions: **none**

### Tax Information

Roll#: **420818000110601** Local Improve Fee/Comments /

Pin#: **372470094** Zoning: **A1, RU, H** Taxes/Year: **\$3,449/ 2019**

Assessment \$/Year: **\$320,000/2018** Survey/Year: **No** Survey Type:

Legal Description: **PT LT 124-125 CON 2 SWTSR ARTEMESIA PT 2 17R2520; GREY HIGHLANDS**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Living Room</b>	<b>M</b>	<b>22'x15'5"</b>	<b>Fireplace, French doors, Hardwood floor</b>
<b>Kitchen /Dining Room</b>	<b>M</b>	<b>23'6"x11'11"</b>	<b>Double sink, French doors, Hardwood floor, Vinyl Flooring</b>

<b>Family Room</b>	M	<b>21'5"x24'8"</b>	<b>Beamed ceiling, French doors, Hardwood floor, Walkout to Balcony/Deck</b>
<b>Master Bedroom</b>	M	<b>14'2"x11'10"</b>	<b>Ensuite, Walk-in Closet</b>
<b>Bedroom</b>	M	<b>11'10"x12'</b>	
<b>Bedroom</b>	M	<b>10'9"x15'6"</b>	
<b>Ensuite</b>	M		<b>4-Piece</b>
<b>Bathroom</b>	M		<b>4-Piece</b>
<b>Laundry Room</b>	M	<b>7'11"x5'9"</b>	
<b>Foyer</b>	M	<b>5'9"x15'5"</b>	
<b>Recreation Room</b>	B	<b>26'10"x27'2"</b>	
<b>Workshop</b>	B	<b>17'6"x27'10"</b>	
<b>Storage Room</b>	B	<b>13'x7'11"</b>	

**SEA AND SKI REALTY LIMITED Brokerage (KIM)**

**Client Full Report**

**Date Printed: 08/08/2019**

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**SEA AND SKI REALTY LIMITED Brokerage (KIM)**