Cross Property Client Full RES

114 SUNSET POINT
Grey Highlands, ON N0C 1E0
Residential/ Single Family/ For Sale	Price: $799,900.00

MLS®#:
List Date: 11-Sep-2019	Bedrooms (AG/BG): 3 (3/0)
Bathrooms (F/H): 1 (1/0)
Type: Detached
Style: Bungalow
Sqft Above Grade: 1,850	Sqft Below Grade: 0
Sq Ft Finished: 1,850	Sq Ft: Unfinished
New Construction: No
# Rooms: 9
Title/Ownership: Freehold
Fronting On: East
Lot Front: 65.00
Lot Depth: 231.00
Road Access Fee: Lot Size/Acres: Under .5 Acre/ 0.34

Public Remarks:
Great opportunity to own this west-facing waterfront cottage on Lake Eugenia for under $1M. The older cottage is partially 4 season with Propane heat. Renovate or rebuild, you can change the cottage knowing you’re on one of the best parts of the lake. Lake Eugenia is the only lake in the Collingwood/Blue Mountain recreation economy where you can have a boat in your backyard and use the cottage as your chalet. Ski at the Beaver Valley Ski Club, Blue Mountain or one of the other 4 private clubs. Enjoy the best 4 season recreation area in Ontario on Lake Eugenia.

Directions:
Grey Rd 13 to Concession 8 (south end of Eugenia). Turn East on Concession 8. Follow to Sideroad 30. Turn left on Sideroad 30 and follow to Sunset Point. Turn left on Sunset Point and follow to the property on the left.

Interior Features

- Main Floor Laundry
- Washer/Dryer Hookup
- Water Heater Owned
- Winterized-Partial Basement
- Crawl Space/ None/
- Fireplace-Propane, Propane/ Baseboard
- Roofing: Asphalt, Metal, Shingles
- Water Treatment: Iron/Mineral Filter

Exterior Features

- Conservation Control
- Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone

Inclusions/Exclusions

- Stove
- All stained glass light fixtures

Tax Information

- Roll#: 4208180000712701
- Pin#: 372530674
- Assessment $/Year: $363,000/2019
- Local Improve Fee/Comments: /
- Zoning: RS
- Survey/Year: No
- Survey Type:
- Taxes/Year: $3,912/ 2019
- Legal Description: LT 33 RCP 833 ARTEMESIA T/W R5221043; GREY HIGHLANDS

Rooms

- Living Room M 19'5"x25'
- Kitchen /Dining Room M 24'10"x15'2"
- Bedroom M 16'8"x14'3"
- Bedroom M 8'2"x9'10"
- Bedroom M 8'2"x9'10"
- Bedroom M 8'2"x9'10"
- Bathroom M 3-Piece
- Laundry Room M 23'6"x13'4"
- Storage Room M 6'x6'3"
- Sunroom M 9'7"x13'2"

Prepared By: RUSSELL SEVERNUK, Salesperson
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