Cross Property Client Full RES

256 BOWLES BLUFF ROAD
Grey Highlands, ON N0C 1H0
Grey County/ Grey Highlands/

MLS#: 262025
List Date: 03-Jun-2020
Type: Detached
Style: Bungalow Raised

Sq Ft Finished: 1,225
Sq Ft Below Grade: 1,100

Bedrooms (AG/BG): 4 (2/2)
Bathrooms (F/H): 2 (2/0)

Price: $679,000.00

Public Remarks: Step into your very own backyard retreat at the top of the Beaver Valley with outdoor features like a hillside garden waterfall, a large partially covered deck, a detached studio/shed, and plenty of privacy from the tall surrounding trees. Sitting on just over 1 acre, this beautiful main floor living home has an open concept kitchen and living area with vaulted ceilings, 2 bedrooms and a 4pc bathroom on the main floor as well as 2 more bedrooms, another 4pc bathroom, and a large family room on the lower level making this the perfect space to entertain family and friends. Additional features like a propane fireplace, main floor laundry, tons of natural light, and being a 3-minute drive to the top of the Beaver Valley Ski Club (5 mins to the bottom), make this the ultimate 4 season sanctuary to come home to after a day on the ski hills or if you just want to relax in your backyard. Book your showing today so you don't miss this great opportunity!

Directions: Grey Road 30 to Bowles Bluff Road. Follow Bowles Bluff Road to #256 on the West Side of the Road.

Interior Features
- Cathedral Ceiling
- Fireplace: Electric, Propane
- Under Contract/Rental Items: None
- Plumbing Age:

Exterior Features
- Lot Shape: Irregular
- Lot Irregularities: 286.85 ft x 212.18 ft x 157.80 ft x 260.71 ft
- Flooring: None
- Roofing: Asphalt
- Water Supply Type: Well
- Water Treatment: Sediment Filter, UV System, Water Softener
- Other Structures: Backs onto Greenspace
- Site Influences: Backs onto Greenspace

Inclusions/Exclusions
- Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer, Freezer, Satellite Dish, Smoke Detector, Window Coverings
- Exclusions: None

Tax Information
- Roll#: 420818000611301
- Pin#: 371620092
- Assessment $/Year: $321,250/2019
- Legal Description: PT LT 21 CON 14 ARTEMESIA PT 2 & 5 16R7330; GREY HIGHLANDS

Rooms
<table>
<thead>
<tr>
<th>Room</th>
<th>Level</th>
<th>Dimensions</th>
<th>Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Room</td>
<td>M</td>
<td>13’7”x17’</td>
<td>Balcony/Deck, Cathedral Ceiling, Fireplace, French doors, Hardwood floor, Open Concept, Walkout to Balcony/Deck</td>
</tr>
<tr>
<td>Kitchen/Dining Room</td>
<td>M</td>
<td>20’3”x13’3”</td>
<td>Cathedral Ceiling, Hardwood floor, Open Concept</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>M</td>
<td>11’11”x12’5”</td>
<td>Semi-Ensuite (walk thru)</td>
</tr>
<tr>
<td>Bedroom</td>
<td>M</td>
<td>12’x12’5”</td>
<td>4-Piece</td>
</tr>
<tr>
<td>Family Room</td>
<td>B</td>
<td>13’x28’3”</td>
<td>4-Piece</td>
</tr>
<tr>
<td>Bedroom</td>
<td>B</td>
<td>11’4”x11’7”</td>
<td>4-Piece</td>
</tr>
<tr>
<td>Bedroom</td>
<td>B</td>
<td>11’6”x11’6”</td>
<td>Fireplace</td>
</tr>
<tr>
<td>Bathroom</td>
<td>B</td>
<td>13’4”x14’2”</td>
<td>4-Piece</td>
</tr>
</tbody>
</table>

SEA AND SKI REALTY LIMITED Brokerage (KIM)