

Cross Property Client Full

525060 ARTEMESIA-EUPHRASIA TOWNLINE

Grey Highlands, ON NOC 1H0
Grey County/Grey Highlands/

Residential/Single Family/For Sale

Price: \$895,000.00

Active



MLS®#: **175285**
List Date: **08-Feb-2019**
Bedrooms (AG/BG): **4 (3/1)**
Bathrooms (F/H): **3 (3/0)**

Type: **Detached Bungalow**
Style: **Bungalow**
Sqft Above Grade: **1,900**
Sq Ft Finished: **2,800**
Sq Ft Source: **Other**
Sqft Below Grade: **1,600**
Sq Ft. Unfinished: **700**

New Construction: **No**
Title/Ownership: **Freehold**
Rooms: **13**
Recreational: **No**
Year Built/Desc: **2004/Completed / New**

Fronting On: **West**
Lot Front: **19.25**
Road Access Fee: **10-24.99 Acres/**
Access: **Municipal road, Year Round**
Garage Spaces/Type: **2.0/Attached**
Driveway Spaces/Type: **2/Private Double Wide/Gravel**
Waterfront: **No**
WF Exposure:
Leased Land Fee:

Public Remarks: Enjoy a relaxed lifestyle on 19 acres with trails through mixed bush & Rocky Saugeen River at the back of the property. Custom built in 2004, the home has been maintained to a high standard. It is chic yet cozy with 4 bedrooms & 3 baths. Open concept main living space has vaulted ceilings, floor to ceiling ledge rock wood burning fireplace, slate floors & lots of large windows showcasing south views. Modern kitchen with granite counters, built in appliances. Down the hall is the master bedroom with oak hardwood floors, walk in closet & ensuite bathroom. Second bedroom on this level has access to 3pc bath and wood floors. Inside entry to oversized 2 car garage & mud room. Upper loft has separate 3rd bedroom w/ private bath. LL finished with concrete floor, 4th bedroom, laundry facilities, wine room & large rec room w/ walk out to yard. Beautiful & bright with nature all around. Trails for snow shoeing, skiing and hiking plus fishing for trout in the river. New roof in 2018.

Directions: From Markdale, travel North out of town, to Artemesia Euphrasia Townline, turn Right or North east, travel down to next first Right hand turn, turning East, down to property on Right or South Side of the Dead End Road.

Interior Features

Interior Features: **Alarm System, Built-In Appliances, Cathedral Ceiling, Central Vacuum, Countertop Range, Water Heater Owned, Winterized**

Basement: **Full/Fully Finished/** Fireplace: **Wood**

Heat Primary/Sec: **Forced Air-Oil/Fireplace-Wood** Foundation: **Poured Concrete**

HVAC: **None** Plumbing Age:

Under Contract/Rental Items: **None** Oil Tank Age: **2004**

Lease To Own Equip:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None** FH Common Fee:

Lot Shape: **Pie** Lot Irregularities:

Exterior Finish: **Cedar**

Restrictions: **None**

Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone**

Topography: **Partially Cleared, Rolling, Wooded/Treed** Alternative Power:

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

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

Water Treatment: **None**

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

Site Influences: **Major Highway, River/Stream, Shopping Nearby, Skiing**

Schools: **GHSS BEAVERCREST MARKDALE**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Built-in Microwave, Central Vac, Garage Door Opener, Hot Water Tank Owned, Satellite Dish, Window Coverings**

Exclusions: **None**

Tax Information

Roll#: **420818000100100** Local Improve Fee/Comments /

Pin#: **372490113** Zoning: **RUR H** Taxes/Year: **\$6,014/2018**

Assessment \$/Year: **\$57,400/2016** Survey/Year: **No** Survey Type:

Legal Description: **CON 1 ETSR PT LOT 93 LOT 94 RP 17R758 PT PART 1**

Rooms

Room	Level	Dimensions	Features
Great Room	M	17'0"x20'0"	
Kitchen	M	11'0"x12'0"	
Dining Room	M	11'0"x13'0"	
Master Bedroom	M	12'0"x15'0"	
Bedroom	M	13'0"x14'0"	
Bedroom	2	13'0"x14'0"	
Recreation Room	L	17'0"x31'0"	
Bedroom	L	13'0"x13'0"	
Wine Cellar	L	8'0"x10'0"	

Utility	L	11'0"x21'0"	
Bathroom	M		3-Piece
Ensuite	M		4-Piece
Bathroom	2		3-Piece

Chestnut Park Real Estate Limited, Brokerage

Client Full Report

Date Printed: 02/09/2019

Prepared By: READ HILTON, Salesperson

Chestnut Park Real Estate Limited, Brokerage

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