

Cross Property Client Full

554378 23 GLENELG ROAD

Farm/ Agricultural/ For Sale

**Price:
\$1,600,000.00**

West Grey, ON N0C 1H0
Grey County/ West Grey/

Active



MLS@#:	247175	Bedrooms (AG/BG):	5 (4/ 1)
List Date:	02-Mar-2020	Bathrooms (F/H):	4 (3/ 1)
Type:	Detached		
Style:	2 Storey		
Sqft Above Grade:	2,668	Sqft Below Grade:	1,165
Sq Ft Finished:	3,833	Sq Ft. Unfinished:	0
Sq Ft Source:	Builder Floor Plan(s)		
New Construction:	No	# Rooms:	18
Title/Ownership:	Freehold	Recreational:	Yes
Fronting On:	South	Year Built/Desc:	2003/ Completed / New
Lot Front:	3,300.00	Lot Depth:	
Road Access Fee:		Lot Size/Acres:	75-99.99 Acres/ 98.66
Access:	Municipal road, Year Round		
Garage Spaces/Type:	2.0/ Attached		
Driveway Spaces/Type:	4/ Private Double Wide/ Gravel		
Waterfront:	No	WF Exposure:	
Leased Land Fee:			

Public Remarks: Exceptional indoor-outdoor lifestyle will make you forget your past life and delete your Facebook! Custom built 5 bedroom 3 bath home on 98 acres. It is versatile with cut trails through mixed bush to explore, 40 acres tillable land to work, 10 acres Maple Bush for tapping & a chance to raise your family where the only noise is the occasional horse neigh! Home has engineered pecan & maple floors, in floor heat on 2 levels. Modern kitchen w/ built in appliances, granite counters, cherry cabinetry, breakfast nook leading to the sun filled deck. Living room w/ air tight wood stove, bright yet cozy. Formal dining room, bonus room, mf laundry, 2pc bath. Second level w/ 4 large bedrooms 4pc bath, in-floor heat & laundry chute. Master with balcony, walk in closet, stylish ensuite. Lower Level walks out to sheltered patio, hot tub, 5th bedroom/ bath. Horse barn built in 2004, ash finishes with 10 stalls, wash stall, outdoor 70 x 150 riding arena. Pristine property 90 mins NW of GTA

Directions: From Markdale take Grey Rd 12 South to Glenelg Rd 23, property down 2 km on right.

Interior Features

Interior Features:	Alarm System, Appliances Negotiable, Built-In Appliances, Carbon Monoxide Detector, Central Vacuum, Countertop Range, Hot Tub, Main Floor Laundry, Oven Built-in, R2000, Smoke Detector, Sump Pump, Water Heater Owned, Winterized		
Basement:	Full/ Fully Finished/ Walk-Out	Fireplace:	Fireplace Insert, Wood
Heat Primary/Sec:	Geothermal, Hot Water-Other, In Floor/ Airtight Stove	Foundation:	Poured Concrete
HVAC:	Central Air, HRV System, In Floor	UFFI:	No
Under Contract \$:	\$38.00	Furnace Age:	2018
Under Contract/Rental Items:	Security System	Plumbing Age:	2003
Lease To Own Equip:	None	Oil Tank Age:	
Accessibility:		Wiring Age:	2003

Exterior Features

Add'l Monthly Fees:	Exposure:	North	Pool:	None	
Lot Shape:	Rectangular	Lot Irregularities:			FH Common Fee:
Exterior Finish:	Hardboard, Stone				
Restrictions:	None				
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, School Bus Route, Telephone, Underground Wiring				
Topography:	Flat, Logging Potential, Partially Cleared, Rolling, Wetlands, Wooded/Treed		Alternative Power:	Generator-wired	
Roofing:	Asphalt		Yr Roof Surface Replaced:	2018	
Water/Supply Type:	Well/ Drilled Well		Sewage:	Septic	
Water Treatment:	Reverse Osmosis, UV System, Water Softener				
Exterior Features:	Deck(s), Hot Tub, Privacy, Year-Round Living				
Site Influences:	Hobby Farm, Landscaped, Pond, Trails				
Schools:	GHSS Flesherton, Beavercrest Markdale				

Inclusions/Exclusions

Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Central Vac, Garage Door Opener, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Satellite Dish, Window Coverings

Exclusions: None

Farm

Total:	<u>ACREAGE</u> 98.66	Rented:	12.00	Soil Test/Date:	/
Fenced:	15.00	Bush:	35.00	Soil Type:	Other (see remarks)
Pasture:		Workable:	40.00	# of Parcels:	
Waste:	6.00	Tiled-Random:			
Farm Type:	Equestrian, Hobby			Tile Loan \$/Exp Date:	/
Farm Features:	Barn Hydro, Barn Water, Fencing Electric, Fencing Partial, Paddock, Stalls			Livestock or Crop Included:	No
Contracts In Place:	None			Marketing Quota Included:	No
Farm Structures:	Arena (see Remarks), Drive Shed, Pole Barn				

Tax Information

Roll#: **420522000301200** Local Improve Fee/Comments **No/**

Pin#: **372370106** Zoning: **A1 H** Taxes/Year: **\$5,999/ 2019**
 Assessment \$/Year: **\$821,000/2016** Survey/Year: **No** Survey Type:
 Legal Description: **LOT 15 CONCESSION 8 LESS RP 16R7402 PARTS 7/8 BEING 98.66 ACRES**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Living Room	M	17'2"x20'5"	Fireplace
Kitchen	M	16'9"x15'6"	
Dining Nook	M	10'8"x13'4"	
Other	M	9'1"x17'7"	
Dining Room	M	11'6"x13'10"	
Laundry Room	M	5'x13'	
Bathroom	M		2-Piece
Master Bedroom	2	17'2"x20'4"	Ensuite
Bedroom	2	14'1"x14'4"	
Bedroom	2	12'6"x13'11"	
Bedroom	2	11'9"x13'	
Ensuite	2		5+ Piece
Bathroom	2		4-Piece
Bedroom	L	16'8"x15'8"	
Family Room	L	22'10"x26'10"	Walkout to Balcony/Deck
Bathroom	L		3-Piece
Cold Room	L	12'5"x7'10"	
Utility	L	16'8"x12'8"	

Chestnut Park Real Estate Limited, Brokerage

Client Full Report

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Prepared By: **READ HILTON, Salesperson**

www.ReadHilton.com

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