

## Cross Property Client Full

**214 BREWSTER LAKE COURT**

**Residential/ Single Family/ For Sale**

**Price:  
\$1,400,000.00**

**Singhampton, ON N0C 1M0  
Grey County/ Grey Highlands/**

**Active**



MLS@#: **185146**  
 List Date: **03-Apr-2019** Bedrooms (AG/BG): **4 ( 1 / 3)**  
 Bathrooms (F/H): **3 ( 3 / 0)**

Type: **Detached**  
 Style: **Bungalow Raised**

Sqft Above Grade: **2,200** Sqft Below Grade: **2,200**  
 Sq Ft Finished: **4,350** Sq Ft. Unfinished: **150**  
 Sq Ft Source: **LBO provided**

New Construction: **No** # Rooms: **16**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Year Built/Desc: **2001/ Completed / New**

Fronting On: **South** Year Built/Desc: **New**

Lot Front: **308.00** Lot Depth:  
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/ 2.30**  
 Access: **Municipal road, Year Round**

Garage Spaces/Type: **3.0/ Attached**  
 Driveway Spaces/Type: **6/ Private Double Wide/ Gravel**

Waterfront: **Yes** WF Exposure: **South**  
 WF Type/Name: **Lake/ Brewsters Lake**  
 Shore Rd Allowance: **None** WF Frontage Ft: **350**  
 WF Features: **Motors Restricted, Waterfront-not Deeded**  
 Shore Line: **Mixed**  
 Leased Land Fee:

Public Remarks: **One of the best waterfronts available on Brewsters Lake w/access being steps from the back door. Unique custom build w/over 4000 sq ft of living space featuring 4 brms, 3baths, attached triple garage, wired in generator & large outbuilding. Elegant Q-stone exterior. Inside, the stunning panoramic views of the lake from expansive windows capture your attention. The living areas are impressively large, allowing for entertaining on a grand scale, in-formal dining room, two sided propane fireplace & solid oak flooring. Chef's kitchen is informal & the epicenter of the home with solid oak cabinetry, enormous island & sizable enough to host a culinary school! MF Master Bedrm wing w/ ensuite bath & attached 3 season room. Lower level lends itself to fun & games w/wide open rec room, fireplace, in floor heating, easy access to the lake through sliding doors. Versatile games rm & bar area, 3 bedrms, baths & cold storage. Spring fed lake & close to Skiing at Devils Glen Ski Club & Blue Mountain.**

Directions: **From Shelburne, travel North on Hwy 124 - Grey Road 124. Turn Left or West onto Grey Road 4. Turn Right or North onto Road 63. Turn Left of West onto Brewster Lake Road. Turn Left or East onto Brewster Lake Court, to property on Right.**

### Interior Features

Interior Features: **Alarm System, Central Vacuum, Main Floor Laundry, Skylight, Water Heater Owned**  
 Basement: **Full/ Fully Finished/ Walk-Out** Fireplace: **Propane**  
 Heat Primary/Sec: **Forced Air-Propane, In Floor/ Fireplace-Gas**  
 HVAC: **Central Air, In Floor** Foundation: **Poured Concrete**  
 Under Contract \$:  
 Under Contract/Rental Items: **None** UFFI:  
 Lease To Own Equip: **None** Furnace Age: **2001**  
 Accessibility: Wiring Age: **2001**

### Exterior Features

Add'l Monthly Fees:  
 Lot Shape: **Irregular** Exposure: **North** Pool: **None** FH Common Fee:  
 Exterior Finish: **Stone**  
 Restrictions: **Conservation Control**  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**

Topography: **Level** Alternative Power: **Generator-wired**  
 Roofing: **Cedar, Shingles** Yr Roof Surface Replaced:  
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**  
 Water Treatment: **Water Softener**  
 Exterior Features: **Deck(s), Privacy**  
 Other Structures: **Other (see Remarks)**  
 Site Influences: **Lake Access, Landscaped, Water View**  
 Schools: **Osprey Central GHSS**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Central Vac, Freezer, Garage Door Opener, Hot Water Tank Owned, Window Coverings** Antique stove in kitchen, freezer in lower level, bar fridge in lower level, piano.

Exclusions: **Kitchen light fixture over table.**

### Tax Information

Roll#: **420814000702205** Local Improve Fee/Comments /  
 Pin#: **372610205** Zoning: **Residential** Taxes/Year: **\$8,040/ 2018**  
 Assessment \$/Year: **\$767,000/2016** Survey/Year: **No** Survey Type:  
 Legal Description: **LT 57 PL 843 OSPREY; S/T RIGHT IN R312779**

### Rooms

Room	Level	Dimensions	Features
<b>Kitchen</b>	M	<b>20'0"x22'9"</b>	
<b>Dining Room</b>	M	<b>15'5"x16'0"</b>	
<b>Living Room</b>	M	<b>19'8"x22'7"</b>	

Bedroom	M	10'8"x20'7"	
Sunroom	M	9'0"x11'0"	
Laundry Room	M	7'0"x12'0"	
Foyer	M	10'0"x11'0"	
Bathroom	M		3-Piece
Ensuite	M		4-Piece
Family Room	L	22'7"x31'0"	
Other	L	20'5"x22'7"	
Sitting Room	L	9'8"x14'6"	
Bedroom	L	9'0"x12'0"	
Bedroom	L	9'7"x12'5"	
Bedroom	L	11'3"x11'11"	
Bathroom	L		3-Piece

Chestnut Park Real Estate Limited, Brokerage

Client Full Report

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Prepared By: READ HILTON, Salesperson

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