

## Cross Property Full

 Listing

**633598 ARTEMESIA-GLENELG  
TOWNLINE**

**West Grey, ON N0C 1K0  
Grey County/ West Grey/**

**Residential/ Single Family/ For Sale Price: \$749,000.00**

**Active**



MLS@#: **195793**  
 List Date: **17-May-2019** Bedrooms (AG/BG): **3 ( 3+ 0)**  
 DOM: **17** Bathrooms (F/H): **2 ( 2/ 0)**  
 Conditions of Sale:  
 Type: **Detached**  
 Style: **Bungalow**  
 Sqft Above Grade: **1,679** Sqft Below Grade: **0**  
 Sq Ft Finished: **1,629** Sq Ft Unfinished: **50**  
 Sq Ft Source: **Other**  
 New Construction: **No** # Rooms: **10**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Fronting On: **West** Year Built/Desc: **0/ Unknown**  
 Lot Front: **174.00** Lot Depth:  
 Road Access Fee: Lot Size/Acres: **3-9.99 Acres/ 3.84**  
 Lot Info: Lot Size Source: **GeoWarehouse**  
 Access: **Municipal road, Year Round**  
 Driveway Spaces/Type: **4/ Circular, Private Single Wide/ Gravel**  
 Waterfront: **Yes** WF Exposure: **West**  
 WF Type/Name: **River/ Saugeen River**  
 Shore Rd Allowance: **Owned** WF Frontage Ft: **185**  
 WF Features: **River Access, River Front**  
 Shore Line: **Clean, Rocky**  
 Leased Land Fee:

**Public Remarks: Spectacular riverfront retreat in the Arts & Crafts style. Finely crafted, open plan bungalow has views of the Saugeen River from virtually every room. A large & welcoming front entry with a 42" wide custom wood door leads into the vaulted and uplit living room where a big stone fireplace awaits. Adjacent dining room, kitchen, den & lounge all benefit from amazing views of the river & the fire. WOW There are 2 (or 3) bedrooms; the master has w/in closet & ensuite w spa tub. Plus two sleeping cabins by the river. In one cabin is an artist studio with inspiring views & sounds of the river & woodstove for heat. Professionally designed lush natural landscape respects its native setting. The ultimate garage/shop: 1200sq', insulated, 100 amp, concrete floor, lots of light. Just outside Priceville, 90 min to GTA, 25 min to Beaver Valley Ski Club.**

**Directions: From Priceville, travel west on Grey Road 4, turn right (north) onto Artemesia Glenelg Townline, to property on west. From Markdale, travel West on Grey Road 12, turn Left on West Back Line, turn Right on Artemesia Glenelg Townline, property on R.**

### Interior Features

Interior Features: **Main Floor Laundry, Water Heater Owned, Wet Bar, Winterized**  
 Basement: **None/ None/** Fireplace: **Wood**  
 Heat Primary/Sec: **Forced Air-Propane/ None**  
 HVAC: **None** Foundation: **Concrete Block**  
 Under Contract \$: UFFI: **No** Furnace Age:  
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:  
 Lease To Own Equip: **None** Oil Tank Age:

### Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None** FH Comm Elem Fee:  
 Lot Shape: **Rectangular** Lot Irregularities:  
 Exterior Finish: **Stone, Wood**  
 Restrictions: **Conservation Control**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**  
 Topography: **Flat, Open space, Wooded/Treed** Alternative Power:  
 Roofing: **Metal** Yr Roof Surface Replaced: **2008**  
 Water/Supply Type: **Well/ Dug Well** Sewage: **Septic**  
 Water Treatment: **None**  
 Exterior Features: **Deck(s), Patio(s), Privacy, Year-Round Living**  
 Other Structures: **Guest Accommodations, Shed, Workshop, Other (see Remarks)**  
 Site Influences: **Landscaped, River/Stream, Schools, Skiing, Water View**  
 Schools: **GHSS McPhail**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings marble bake table in kitchen, cabinets in main bathroom**

Exclusions: **None**

### Tax Information

Roll#: **420522000206000** Local Improve Fee/Comments **No/**  
 Pin#: **372390169** Zoning: **A1 H** Taxes/Year: **\$2,703/ 2018**  
 Assessment \$/Year: **\$236,000/2016** Survey/Year: **Yes 1994** Survey Type: **Boundary Only**  
 Legal Description: **PT LT 54-55 CON 2 NDR GLENELG PT 2 16R6096; WEST GREY REALTOR@ Information**

**Private Remarks \*\* Please use SCHEDULE B on all offers found in documents tab. \* Hydro \$1170 per year, propane \$1800, property is 4 acres 2 acres on each side of the river.**

Show Instructions: **TLBO (List Brokerage)** Possession: **30 - 59 Days**  
 Commission: **2.5%+TAX** Occupancy: **Owner**  
 Int Bearing Trust Acct: **IB** SPIS Schedule: **No** SPIS: **No** Arranged/Altered Contract **No**  
 Lockbox: **Electronic** Sign: **Yes** Contact Expired: **No**

Commence Date: **17-May-2019**    Expire Date: **16-May-2020**  
Seller Name: **Janis Virginia Pratt and Donald Thomas Clark**

CDOM: **17**

List Brokerage 1: [Chestnut Park Real Estate Limited, Brokerage](#)

List Salesperson 1: [GAIL CRAWFORD, Salesperson](#) 

Email: [gail@gailcrawford.com](mailto:gail@gailcrawford.com)

L/SP Fax:

List Brokerage 2: [Chestnut Park Real Estate Limited, Brokerage](#)

List Salesperson 2: [READ HILTON, Salesperson](#) 

Email SP2: [read@readhilton.com](mailto:read@readhilton.com)

L/BR Phone:

**(705) 445-5454**

L/SP Phone:

**(705) 445-3751**

L/SP Cell: **(705) 445-3751**

Brokerage Web: <http://www.chestnutpark.com>

Brkr Phone: **(705) 445-**

**5454**

SP Phone: **(705) 351-8100**

L/SP Cell: **(705) 351-8100**

#### Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Foyer</b>	M	<b>9'6"x11'6"</b>	<b>Stone floors</b>
<b>Living Room</b>	M	<b>15'7"x15'</b>	<b>Fireplace</b>
<b>Kitchen</b>	M	<b>8'6"x12'6"</b>	<b>Hardwood floor</b>
<b>Dining Room</b>	M	<b>11'6"x18'0"</b>	<b>Coffered Ceiling</b>
<b>Master Bedroom</b>	M	<b>11'6"x14'3"</b>	<b>4-Piece</b>
<b>Bedroom</b>	M	<b>7'7"x8'10"</b>	<b>Ensuite</b>
<b>Bedroom</b>	M	<b>10'9"x16'6"</b>	
<b>Office</b>	M	<b>6'10"x9'6"</b>	
<b>Ensuite</b>	M		<b>4-Piece</b>
<b>Bathroom</b>	M		<b>3-Piece</b>

Prepared By: **GAIL CRAWFORD, Salesperson**  
**Chestnut Park Real Estate Limited, Brokerage**

Full Report

Date Printed: **06/03/2019**

All data is subject to Errors, Omissions or Revisions and is not warranted. 06/03/2019 04:15:21 PM