

Cross Property Client Full RES

109 WODEHOUSE COURT
Grey Highlands, ON N0C 1G0
 Grey County/ Grey Highlands/

Residential/ Single Family/ For Sale Price: \$579,000.00
Active



MLS#: **194566**
 List Date: **11-May-2019** Bedrooms (AG/BG): **5 (4 / 1)**
 Bathrooms (F/H): **3 (3 / 0)**

Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **1,600** Sqft Below Grade: **1,000**
 Sq Ft Finished: **2,450** Sq Ft. Unfinished: **150**
 Sq Ft Source: **LBO provided**
 New Construction: **No** # Rooms: **13**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Year Built/Desc: **1988/ Completed / New**
 Fronting On: **East** Year Built/Desc: **1988/ Completed / New**
 Lot Front: **100.43** Lot Depth: **148.85**
 Road Access Fee: **0** Lot Size/Acres: **Under .5 Acre/**
 Access: **Municipal road, Paved Road, Year Round**
 Garage Spaces/Type: **1.0/ Attached**
 Driveway Spaces/Type: **4/ Private Double Wide/ Gravel**
 Waterfront: **No** WF Exposure:
 Leased Land Fee:

Next OH: **Public: Sat May 18, 2:00PM-4:00PM**

Public Remarks: **Open House: Sat May 18 2:00 to 4:00, Sun May 19 2:00 to 4:00. Spacious 5 bedroom chalet on large private lot in the beautiful Beaver Valley. Well maintained and completely updated with brand new carpeting, modern kitchen with vaulted ceilings, SS appliances, glass back splash, breakfast island. Open concept living/dining with wood fireplace with stone front, lots of natural light, sliding doors to wrap around deck overlooking the private yard with fire pit & seasonal views. Large mud room for equipment and toys, inside entry to over sized garage. Main floor master with walk out to deck, 4pc bathroom. Second level has three bedrooms, four piece bathroom. Lower Level is finished with recreation room with propane fireplace, games area, 5th bedroom, laundry facilities 3pc bath and walk out to the yard. Being offered Turn Key. Currently set up to sleep 14. In the Amik subdivision on municipal services. 30 minutes to Collingwood & Blue Mountain, minutes to Beaver Valley Ski Club.**

Directions: **From Kimberley, travel north on Grey Road 13, to fork in road, turning Left or North onto Grey Road 7, to Lanktree Drive, turning Left or West, travelling to Wodehouse Court, turning Right or North to property on the Right or East Side of road.**

Interior Features

Interior Features: **Central Vacuum, Water Heater Owned, Winterized**
 Basement: **Full/ Fully Finished/ Walk-Out** Fireplace: **Propane, Wood**
 Heat Primary/Sec: **Forced Air-Propane/**
 HVAC: **Central Air** Foundation: **Wood**
 Under Contract \$: UFFI: **0** Furnace Age: **2013**
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: **West** Pool: **None**
 Lot Shape: **Rectangular** Lot Irregularities: **0** FH Common Fee:
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**
 Topography: **Flat, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt, Shingles** Yr Roof Surface Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Exterior Features: **Deck(s), Privacy, Year-Round Living**
 Site Influences: **Golf, Hospital**
 Schools: **GHSS, McPhail Flesherton**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Central Vac, Freezer, Garage Door Opener, Window Coverings Lower Level Fridge**

Exclusions: **Offered turn key with exclusion of some bedding, selective art work, wall hangings, blue armoire, antique clock, personal items.**

Tax Information

Roll#: **420839000412606** Local Improve Fee/Comments /
 Pin#: **371630142** Zoning: **RR1** Taxes/Year: **\$4,208/ 2018**
 Assessment \$/Year: **\$313,000/2016** Survey/Year: **No** Survey Type: **None**
 Legal Description: **LT 6 PL 933; S/T INTEREST IN R146829; GREY HIGHLANDS**

Rooms

| Room | Level | Dimensions | Features |
|-------------------------|-------|-------------|----------|
| Living Room/Dining Room | M | 24'7"x15'7" | |
| Kitchen | M | 10'6"x12'5" | |
| Foyer | M | 7'8"x8'10" | |
| Mud Room | M | 4'6"x12'6" | |
| Bedroom | M | 11'0"x15'0" | |
| Bathroom | M | | 4-Piece |
| Bedroom | 2 | 8'10"x13'0" | |
| Bedroom | 2 | 9'0"x12'0" | |

Bedroom 2 **12'2"x15'2"**
Bathroom 2
Bedroom L **11'9"x12'0"**
Recreation Room L **14'0"x30'9"**
Bathroom L

3-Piece

3-Piece

Chestnut Park Real Estate Limited, Brokerage

Client Full Report

Date Printed: 05/11/2019

Prepared By: READ HILTON, Salesperson

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