

Cross Property Full



344584 NORTH LINE
Priceville, ON N0C 1K0
Grey County/ West Grey/

Residential/ Single Family/ For Sale Price: \$769,000.00
Active



MLS® #: **217533**
 List Date: **26-Aug-2019**
 DOM:
 Conditions of Sale:
 Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **1,530**
 Sq Ft Finished: **1,530**
 Sq Ft Source: **LBO provided**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **South**
 Lot Front: **1,657.00**
 Road Access Fee:
 Access: **Year Round**
 Driveway Spaces/Type: **6/ Private Single Wide/ Other**
 Waterfront: **Yes**
 WF Type/Name: **River/ Saugeen**
 Shore Rd Allowance: **Owned**
 WF Features: **River Access, River Front**
 Shore Line: **Rocky**
 Leased Land Fee:
 Bedrooms (AG/BG): **2 (2+ 0)**
 Bathrooms (F/H): **1 (1/ 0)**
 Sqft Below Grade: **0**
 Sq Ft Unfinished: **0**
 # Rooms: **8**
 Recreational: **Yes**
 Year Built/Desc: **1855/ Completed / New**
 Lot Depth: **660.00**
 Lot Size/Acres: **10-24.99 Acres/ 23.00**

Public Remarks: Enjoy country life riding horses, raising chickens and living the dream in your authentic circa 1850's log cabin. Offering 23 stunning acres including private Saugeen River frontage, large post & beam barn w/3 horse stalls & 4 fenced paddocks. The charm & character of yesteryear starts with the notched corners of the dovetail construction, covered porch, wood B&B addition. Main level has wide plank pine flooring, living room is charming with exposed beams & wood stove all overlooking the gardens. Kitchen is updated, well placed for great sunrises, & paddock views. Separate dining room leads to stone patio. Solid pine staircase leads to the 2nd level w/2 bedroom, full bath, laundry, and multi-use open loft space. Timber frame barn is a working stable complete w/hydro, tack room, chicken coop, 2 brood mare stalls. A garden shed & large run in shed provides extra storage. Just 90 mins north of the city. 10 mins to the amenities of Markdale, shopping & hospital. Also listed as MLS®217581.

Directions: From Flesherton, travel West on Grey Road 4, going through Priceville. Then turn Right or North onto the Artemesia-Glenelg Townline. Then turn Left or West onto the North Line to property on the Left or South Side.

Interior Features

Interior Features:	Finished Loft, Water Heater Owned, Winterized		
Basement:	Crawl Space/ None/	Fireplace:	Wood Stove
Heat Primary/Sec:	Forced Air-Propane/ Woodstove	Foundation:	Poured Concrete
HVAC:	Duct Work	UFFI:	No
Under Contract \$:		Furnace Age:	30
Under Contract/Rental Items:	Propane Tank	Plumbing Age:	30
Lease To Own Equip:	None	Oil Tank Age:	
Accessibility:		Wiring Age:	30

Exterior Features

Add'l Monthly Fees:	Exposure:	North	Pool:	Other	
Lot Shape:	Lot Irregularities:				FH Comm Elem Fee:
Exterior Finish:					
Restrictions:					
Services:					
Topography:					
Roofing:					
Water/Supply Type:					
Water Treatment:					
Exterior Features:					
Other Structures:					
Site Influences:					
Schools:					

Inclusions/Exclusions

Inclusions: Dishwasher, Refrigerator, Stove, Washer, Hot Water Tank Owned, Window Coverings

Exclusions: NONE

Tax Information

Roll#:	420522000205400	Local Improve Fee/Comments	No/
Pin#:	372390201	Zoning:	A1 H
Assessment \$/Year:	\$255,000/2016	Survey/Year:	No
Legal Description:	PT LT 47 CON 2 NDR GLENELG PT 1 17R1277; PT LT 48-49 CON 2 NDR GLENELG AS IN GS129444; MUNICIPALITY OF WEST GREY		

REALTOR® Information

Private Remarks Please include Schedule B and C in all Offers. HST is applicable to the Land portion of the property, value approx. \$70,000. Exempt if the Buyer has an HST number. Hydro \$2400 annually, propane \$500.00 primary source of heat is the woodstove. Access to crawl space under mat in living room. (also listed under FARM)

Show Instructions:	TLBO (List Brokerage)	Occupancy:	Flexible
Commission:	2.5% + tax	Owner	Owner
Int Bearing Trust Acct:	IB	SPIS Schedule:	No
		SPIS:	No
		Arranged/Altered Contract	

Lockbox: **Electronic**
Commence Date: **26-Aug-2019** Expire Date: **06-Aug-2020**
Seller Name: **Alexander Dow and Suzanne Christina Dow**
Alternate ML#: **217581**

Sign: **Yes**

No
Contact Expired: **No**
CDOM:

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

List Salesperson 1: [GAIL CRAWFORD, Salesperson](#) 
Email: gail@gailcrawford.com
L/SP Fax:

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

L/BR Phone: **(705) 445-5454**
L/SP Phone: **(705) 351-8100**
L/SP Cell: **(705) 445-3751**

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

List Salesperson 2: [READ HILTON, Salesperson](#) 
Email SP2: read@readhilton.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>
Living Room	M	17'3"x20'7"	Beamed ceiling
Kitchen	M	8'5"x17'	Hardwood floor
Dining Room	M	12'3"x14'3"	Walkout to Balcony/Deck
Bedroom	2	10'3"x17'8"	Hardwood floor
Bedroom	2	9'8"x17'7"	Hardwood floor
Loft	2	10'5"x13'8"	Hardwood floor
Laundry Room	2	4'5"x6'3"	
Bathroom	2		4-Piece

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

Full Report

Date Printed: 08/26/2019

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