

Cross Property Client Full

149 TALISMAN BOULEVARD
Grey Highlands, ON N0C 1G0
Grey County/ Grey Highlands/

Residential/ Single Family/ For Sale Price: \$609,000.00
Active



MLS#: **242422**
 List Date: **29-Jan-2020**
 Bedrooms (AG/BG): **5 (2/ 3)**
 Bathrooms (F/H): **3 (3/ 0)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,122**
 Sq Ft Finished: **1,994**
 Sq Ft Source: **Public Records**
 Sqft Below Grade: **1,122**
 Sq Ft. Unfinished: **250**
 New Construction: **No**
 Title/Ownership: **Freehold**
 # Rooms: **12**
 Recreational: **Yes**
 Year Built/Desc: **1982/ Completed / New**
 Fronting On: **North**
 Lot Front: **100.00**
 Lot Depth: **150.00**
 Road Access Fee: **Under .5 Acre/**
 Access: **Municipal road, Year Round**
 Garage Spaces/Type: **2.0/ Other**
 Driveway Spaces/Type: **4/ Private Single Wide/ Asphalt**
 Waterfront: **No**
 WF Exposure:
 Leased Land Fee:

Public Remarks: Beaver Valley view property in Amik subdivision, on municipal services and minutes to the private BVSC. Being offered for sale by the original owners. Custom built and well maintained, solid bungalow with 5 bedrooms 3 bathrooms. Main level has master with ensuite & 2nd bedroom. Views of the escarpment from the main rooms, walk out to deck, galley kitchen with large window over the sink facing the views. New vinyl plank flooring throughout. Lower level has 3 additional bedrooms, laundry with new appliances, family room with walk out. Heavy duty steel Quanset hut building at rear, with multiple uses. Garage, workshop, storage. Oversized and solidly constructed. This property is well cared for and in excellent condition with paved driveway. The property is in a demand location only 90 minutes from the GTA and 30 minutes from Collingwood and Blue Mountain.

Directions: From Kimberley, go north on Grey Rd 13, veer to the left or north west onto Grey Rd 7, turn left or west onto Lanktree Dr, veer right or north west onto Talisman Blvd, up to property on right or north side of road.

Interior Features

Interior Features: **Water Heater Owned, Winterized**
 Basement: **Full/ Partially Finished/ Walk-Out**
 Heat Primary/Sec: **Forced Air-Electric, Woodstove/ Woodstove**
 HVAC: **None**
 Under Contract \$:
 Under Contract/Rental Items: **None**
 Lease To Own Equip: **None**
 Accessibility:
 Fireplace: **Wood**
 Foundation: **Poured Concrete**
 UFFI: **No**
 Furnace Age: **1982**
 Plumbing Age: **1982**
 Oil Tank Age:
 Wiring Age: **1982**

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Rectangular**
 Exterior Finish: **Wood**
 Restrictions: **Subdivision Covenants**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**
 Topography: **Partially Cleared, Sloping**
 Roofing: **Asphalt**
 Water/Supply Type: **Municipal/**
 Water Treatment: **None**
 Exterior Features: **Deck(s), Year-Round Living**
 Other Structures: **Other (see Remarks)**
 Site Influences: **Shopping Nearby, Skiing, Trails**
 Schools: **GHSS Flesherton McPhail Flesherton**
 Exposure: **None**
 Lot Irregularities:
 Pool:
 FH Common Fee:
 Alternative Power:
 Yr Roof Surface Replaced:
 Sewage: **Municipal Sewers**

Inclusions/Exclusions

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

Exclusions: **None**

Tax Information

Roll#: **420839000412663**
 Pin#: **371630199**
 Assessment \$/Year: **\$241,000/2016**
 Legal Description: **LT 63 PL 933; S/T INTEREST IN R149214; GREY HIGHLANDS**
 Local Improve Fee/Comments /
 Zoning: **RR1**
 Survey/Year: **No**
 Taxes/Year: **\$3,640/ 2019**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Kitchen	M	8'10"x14'9"	
Living Room/Dining Room	M	13'3"x25'	
Master Bedroom	M	12'x14'	
Bedroom	M	10'x12'	
Bathroom	M		4-Piece
Ensuite	M		4-Piece
Family Room	L	12'x24'	
Bedroom	L	8'8"x13'9"	

Bedroom L 10'3"x10'5"
Bedroom L 10'8"x12'4"
Laundry Room L 7'x7'
Bathroom L

3-Piece

Chestnut Park Real Estate Limited, Brokerage

Client Full Report

Date Printed: 01/30/2020

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