

486034 30 GREY Road, Grey Highlands, Ontario N0C 1H0

Client Full
Active / Residential

[486034 30 GREY Rd Grey Highlands](#)

MLS® #: 40043366
 Price: **\$785,000**



Grey/Grey Highlands/Grey Highlands Bungalow/House

	Beds	Baths	Kitch
Basement	1	1	
Main	3	2	1

Beds: **4 (3 + 1)**
 Baths: **3 (3 + 0)**
 SF Total: **2,380/LBO provided**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **1,170.00/LBO provided**
 Blw Grade SF: **1,210.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,950/2020**

Remarks/Directions

Public Rmks: Enviable location for lovers of nature and the outdoors. Great biking and hiking right in your own back yard and some of the best skiing in the area at Beaver Valley Private Ski Club. Playtime may cross your mind before you even get the car in the garage! The chalet exudes warmth and charm. Main rooms are open concept with vaulted ceilings and lots of pine trim. The wood burning fireplace dominates, with floor to ceiling stone front. Open to the kitchen, it is modern and efficient with easy access to the deck & rear yard. Incredibly private 11 acre lot, with trails to meander and explore. Just beyond, venture onto the Bruce Trail for a challenging hike and a picnic. Tamaracks, apple trees, mixed bush, frog pond and your chance to say goodbye to the city and get close to nature. What are you waiting for? Four bedrooms, 3 full bathrooms, finished basement and attached 2 car garage complete the package! At the end of Bowles Bluff Rd in the Beautiful Beaver Valley, it couldn't be better located.

Directions: From Markdale go North on Grey Rd 12 to Grey Rd 32, turn right. Proceed to Stop Sign, go right. Take next left - Grey Rd. 30 and property is on the right.

Common Elements

Exterior

Exterior Feat: **Deck(s), Landscaped, Privacy, Year Round Living**
 Construct. Material: **Wood**
 Shingles Replaced: Foundation: **Concrete**
 Year/Desc/Source: **1988/Owner/Owner**
 Property Access: **Municipal Road, Paved Road, Public Road, Year Round Road**
 Other Structures: **Shed**
 Pool Features: **None**
 Parking Features: **Attached Garage, Gravel Driveway, Private Single Driveway**
 Parking Spaces: **5** Driveway Spaces: **3.0**
 Garage Sp/Desc: **2 Spaces**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone Available**
 Water Source: **Drilled Well** Water Tmnt: **UV System, Water Softener**
 Lot Size Area/Units: **11.27/Acres** Acres Range: **10-24.99**
 Lot Front (Ft): **296.00** Lot Depth (Ft): **1,019.00** Acres Rent:
 Location: **Rural** Lot Irregularities: **Irregular**
 Area Influences: **Hospital, Lake/Pond, Quiet Area, School Bus Route, Schools, Skiing**
 View: **Pond, Trees/Woods**
 Topography: **Flat, Partially Cleared, Wooded/Treed**
 Restrictions: **Conserv. Control, Niagara Esc. Commission, Other**
 School District: **Bluewater District School Board**
 High School: **GHSS Flesherton**
 Elementary School: **Beavercrest Markdale**

Interior

Interior Feat: **Auto Garage Door Remote(s), Central Vacuum, Separate Heating Controls, Solar Owned, Water Heater Owned, Water Softener, Winterized**
 Security Feat: **None**
 Access Feat: **None**
 Basement: **Full Basement, Fully Finished**
 Laundry Feat: **In Basement**
 Cooling: **None**
 Heating: **Baseboard, Electric, Fireplace-Wood**
 Fireplace: **1/Living Room, Wood**
 Under Contract: **None**
 FP Stove Op: **Yes**
 Contract Cost/Mo:

Inclusions: **Central Vac, Dishwasher, Garage Door Opener, Refrigerator, Stove, Washer, Window Coverings**
Add Inclusions: **None**
Exclusions: **Two main floor bathroom mirrors, lower level salamander hook.**
Electric Age: **2015** Plumbing Age:
Furnace Age: Tank Age: Furnished:
UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 21 CON 13 ARTEMESIA AS IN R540626; GREY HIGHLANDS**
Zoning: **Residential** Survey: **None/**
Assess Val/Year: **\$353,000/2016** Hold Over Days: **90**
PIN: **371620138** Occupant Type: **Owner**
ROLL: **420818000607300**
Possession/Date: **30 - 59 Days/2020-12-21** Deposit:
Possession Rmks: **Preferred date**

Brokerage Information

List Date: **11/10/2020**
List Brokerage: **[Chestnut Park Real Estate Limited, Brokerage](#)**
Source Board: **Southern Georgian Bay**

Prepared By: READ HILTON, Salesperson
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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**