

130 BEAVER Trail, Grey Highlands, Ontario N0C 1H0

Client Full
Active / Residential

[130 BEAVER TI Grey Highlands](#)

MLS® #: 40055653
 Price: **\$929,000**



Grey/Grey Highlands/Grey Highlands 2 Storey/House

	Beds	Baths	Kitch
Main	3	1	
Second	1	2	1

Beds: **4 (4 + 0)**
 Baths: **3 (2 + 1)**
 SF Total: **2,190/LBO provided**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **2,190.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,765/2020**

Remarks/Directions

Public Rmks: **On a private, treed lot at the bottom of the Beaver Valley Ski Club, close to the lifts and clubhouse. Totally renovated to the highest standards with 4 bedrooms, 3 bathrooms and 2000+ sq ft. Open concept main level with great room, floor to ceiling stone fireplace, solid wood floors, doors & trim. Shiplap and T&G accents. Gourmet kitchen with 4 burner gas stove, sub- zero fridge, custom cabinetry and leathered granite counters. Lots of windows, bright with custom roller blinds. Deck off the kitchen with hot tub, new screened in porch expands your living space. Main floor master with spa-like ensuite, double sinks, heated floors glass shower & stand- alone tub. Lower level with family room, 3 bedrooms, full bathroom. Bright with walk out. Boot room with cubbies, racks and heated floors. Meticulously maintained and cared for, a pleasure to show.**

Directions: **At the Beaver Valley Ski Club, follow BEAVER TRAIL to the property on Right or West side of the road**
 Cross St: **Meadow Lane**

Common Elements

Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped, Other, Porch-Enclosed, Private Entrance, Recreational Area, Tennis Court**
 Construct. Material: **Stone, Wood** Roof: **Asphalt Shingle**
 Shingles Replaced: **2013** Foundation: **Concrete** Prop Attached: **Detached**
 Year/Desc/Source: **1999/Completed / New/Estimated** Apx Age: **16-30 Years**
 Property Access: **Private Road, Year Round Road** Rd Acc Fee:
 Other Structures: **None** Winterized: **Fully Winterized**
 Pool Features: **None**
 Parking Features: **Gravel Driveway, Private Double Driveway**
 Parking Spaces: **6** Driveway Spaces: **6.0** Carport Sp:
 Garage Sp/Desc: Sewer: **Septic**
 Services: **Cable, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**
 Water Source: **Other** Water Tmnt:
 Lot Size Area/Units: **0.75/Acres** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **144.31** Lot Depth (Ft): **186.80** Lot Shape: **Irregular**
 Location: **Rural** Lot Irregularities: **144.31 X 186.80 X 194.09 X 198.73** Land Lse Fee:
 Area Influences: **Greenbelt/Conservation, Landscaped, Open Spaces, Playground Nearby, River/Stream, Schools, Skiing, Trails, View from Escarpment**
 View: **Hills, Meadow, Park/Greenbelt, Trees/Woods, Valley** Retire Com: **No**
 Topography: **Level, Partially Cleared, Wooded/Treed** Fronting On: **West**
 Restrictions: **Conserv. Control, Subdiv. Covenant**
 Local Impvmt: **No**
 School District: **Bluewater District School Board**
 High School: **GHSS Flesherton**
 Elementary School: **McPhail Flesherton**

Interior

Interior Feat: **Air Exchanger, Bar Fridge, Built-In Appliances, Central Vacuum, Hot Tub, Propane Tank, Water Heater Owned**
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Cold Alarm, Monitored, Security System, Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Lower Level**
 Cooling: **Central Air**
 Heating: **Fireplace-Wood, Forced Air-Propane, In-Floor**
 Fireplace: **1/Living Room, Wood** FP Stove Op: **Yes**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Gas Oven/Range, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings, Other**

Add Inclusions: **Built in beverage fridge included.**

Exclusions: **Wine cooler in closet excluded.**

Furnace Age:

Tank Age:

UFFI: **No**

Property Information

Common Elem Fee: **No**

Local Improvements Fee: **No**

Legal Desc: **PART LOT 1 CONCESSION 5 EUPHRASIA DESIGNATED AS PARTS 1 AND 2 ON PLAN 16R10737 MUNICIPALITY OF GREY HIGHLANDS**

Zoning: **RES**

Survey: **Boundary Only, Up-to-date/2015**

Assess Val/Year: **\$419,000/2016**

Hold Over Days: **60**

PIN: **373240429**

Occupant Type: **Owner**

ROLL: **420839000407160**

Possession/Date: **Other/2021-08-25**

Deposit:

Possession Rmks: **New build complete**

Brokerage Information

List Date: **01/13/2021**

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

Source Board: **Southern Georgian Bay**

Prepared By: READ HILTON, Salesperson

Date Prepared: 01/13/2021

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