Lovely Country Home

105 Valley Crescent
www.105ValleyCrescent.com

Presented By

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Peace and Country Quiet
Cape Cod. Very attractive home on a large 2.6 acre lot. Centre hall plan, large family room, with gorgeous views of the garden, walk out to the large covered deck. Main floor laundry and powder room. Fireplace in the living room and propane fireplace in the family room, open to the kitchen.

Upstairs - the master has an ensuite with a walk in closet, two other bedrooms and a very nicely renovated 4 pc bath. Plus a huge bonus room over the garage, with access to the garage, perfect for a home office or games room. Double car garage with inside entry.

The property has two sheds - The garden is perfect for a pool, it has mature trees. Just a couple of minutes from the Beaver Valley Ski club - Quick closing possible.
Property Details

Address: 105 VALLEY CRES
City: GREY HIGHLANDS, N0C 1H0
Elementary School: BEACRE CREST
Secondary School: GREY HIGHLANDS
Lot Dimension/Acreage: 2.6 ACRES
SQ.FT. above: 2,400
Possession: 30 DAYS/TBA
Type: Single Family
Style: 1.5 Storey, Detached
Title to Land: Freehold
Land Features: Level, Wooded/Treed
Access: Year Round Municipal Road
Accessory Buildings: Storage Building
Heating/Mechanical: Basement, Electric, Fireplace - Gas, Fireplace - Wood, Propane
Garage Type: Attached, Double, Inside Entry
Water: Drilled, Well
Sewer: Septic
Utilities/Services: Cable, Electricity, Garbage Pickup, Internet, high speed, Telephone
Rental Equipm.: Propane Tank, Water Heater
Driveway: Double, Gravel, Private
Foundation: Concrete
Interior Features: Central Vac, ensuite, Fireplace(s), Main Floor Family Room, Main Floor Laundry
Roof: Asphalt Shingles
Flooring: Carpet, Ceramic Tile, Cushion/Vinyl/Lin
Ext. Features: Balcony/Deck/Patio
Bedrooms: 3
Bathrooms: 2 1/2
Rental Income: POTENTIAL
Year Built: 1989
Full Assessed Value: $401,000
Exclusions: Rental propane tank, water heater washer and dryer
Directions: Grey Rd. 30 - to Valley Crescent - NW corner

The Area

The Niagara Escarpment has been designated by the United Nations (UNESCO) as a World Biosphere Reserve; one of only 15 such designations in Canada. The Government of Ontario established the Niagara Escarpment Commission to protect, through legislation, this ecological jewel. Because of this area’s sports and recreational opportunities, pristine water and proximity to the Greater Toronto and South Western Ontario urban areas, a control mechanism is required so that we and future generations can continue to enjoy this wonderful place.

The towns of: Durham, Mt Forest, Flesherton, Markdale, Dundalk & Shelburne are all within 15 - 45 minutes of the property. All offer a variety of specialty food shops, supermarkets and restaurants; high end fashions, wineries, and home improvement stores, so you should be able to find everything you need and perhaps even what you don’t need. The big box stores are located in Owen Sound and Collingwood.

Hospitals: Mt Forest, Markdale, Meaford, Owen Sound and Collingwood

Downhill skiing: The private Beaver Valley Ski Club as well as Blue Mountain offer skiing for all ages and levels.

Outdoor activities: Cycling, hiking on the Bruce Trail, snowshoeing, cross country skiing, snowmobiling, boating on the bay, with harbours in Meaford, Thornbury and Collingwood. Lake Eugenia, offers swimming and motorized sports in the summer. There are numerous canoe/kayak routes in the area. The Boyne River, Beaver River and Rocky Saugeen River, all travel through this area, and are renowned trout rivers, so fishing and fly fishing is another popular sport. There are also various great golf courses in the area, both private and semi private.

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