112900 Grey Road 14

Municipality of Southgate

www.SouthgateHome.ca

ROYAL LEPAGE
RCR Realty, Brokerage. Independently Owr

Presented By

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Picturesque Country Home

Asking
$575,000
Price

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Beautiful bungalow in move-in condition on 2400 feet of the Saugeen River. About 27 acres including a swimming pond and a maple bush. The house is 11 years old, approx. 2160 sq. ft. plus a walkout basement mostly finished with family room, bedroom,3 pce bath and in-floor heating. Great kitchen with oak cupboards an island and built in appliances. Dining room has walkout to the deck. Bright living room with propane fireplace and a den/office. Spacious master bedroom with ensuite and walk-in closet. Detached workshop is 30`x40`. A fabulous home, picturesque property on a paved road.

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112900 Grey Road 14, Southgate Twp.

Lot size 26.88 acres
Approx sq.ft. 2160
Possession 60 days or TBA
Single family
Bungalow
Freehold
Hardwood Maple bush, river swimming pond
Year round road access
Forced air propane, central air, in floor in basement, propane f/place
Garage Double attached
Drilled well
Septic
Services: Electricity, telephone internet, garbage pick up
Rental: Propane tank
Exterior Designer Stone
Driveway: private gravel
Foundation/Basement: Concrete, full finished, walkout
Features: Built in appliances, Central vacuum, En suite, fireplace main floor laundry, main floor master, central air.
Roof: Asphalt shingle
Flooring : Hardwood, ceramic, carpet
Bedrooms: 2/1
Baths: 3/1
Building age 11 years
Assessment 2015 $511,250.00
Taxes 2014 $5468.00

INCLUSIONS: Central Vacuum, dishwasher, stove, fridge, microwave, washer, dryer, water softener, garage door opener.

EXCLUSIONS: Window coverings in the living room and spare bedroom, dock, planters attached to outside walls, cellulat antenna at front of house

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