

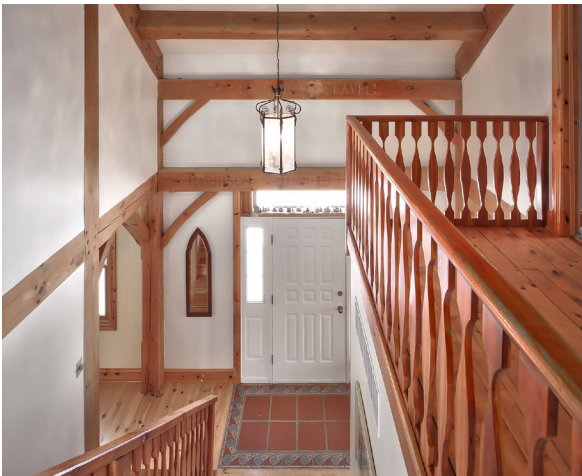
Attractive **Country Property**



156 Valley Crescent

Country

Quiet





Very attractive country home, Timber Frame construction. Cathedral ceilings in foyer/open stairway and 2nd floor bedrooms- set on a lovely private country lot, in close proximity to the Beaver Valley Ski Club. Four bedrooms, three bathrooms, sleeps 12. This home has had a complete make-over in 2007 on the first and

second levels, with new floors, windows, doors etc. Fire place in the living room, wood stove in the lower family room. Fully finished on 3 floors. Wonderful deck off the kitchen and dining area right across the back of the home, to enjoy the country air and quiet surroundings. Roof has

50 year shingles, paved circular drive, lots of parking. Well is at the front, septic at the rear. High speed internet through Markdale Cable. Central air. A pleasure to show and will not disappoint



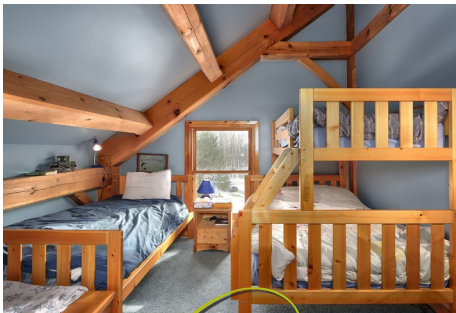
Property Details

Address: 156 VALLEY CRES
 City: GREY HIGHLANDS, NOC 1HO
 Elem Schl: MCPHAIL
 Sec. School: GREY HIGHLANDS
 Lot Dimension/Acreage: 230 X 324.74'
 SQ.FT. above: 2,900
 Total SqFt Finished: 2900
 Possession: 30 DAYS/TBA
 Type: Single Family
 Style: 2.5 Storey, Detached
 Title to Land: Freehold
 Land Features: Landscaped, Partially Fenced, View, Wooded/Treed
 Access: Year Round Municipal Road
 Accessory Buildings: Storage Building
 Heating/Mechanical: Baseboard, Central Air, Electric, Fireplace - Wood, Forced Air, Heat Pump, Woodstove
 Drilled, Well
 Water: Drilled, Well
 Sewer: Septic
 Utilities/Services: Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Telephone
 Rental Equipm.: None
 Exterior: Aluminum, Other
 Driveway: Circular, Paved
 Foundation: Concrete
 Interior Features: Built-in Appliances, Fireplace(s), None
 Roof: Other
 Flooring: Carpet, Ceramic Tile, Cushion/Vinyl/Lino, Wood
 Ext. Features: Deck, Privacy
 Bedrooms: 4
 Bathrooms: 3 \\
 Rental Income: POTENTIAL
 Yr.Built: 1988
 Full Assessed Value: \$482000
 Taxes: \$5044 (2015)

Directions: Grey Rd 30 just south of Hutchinson's corners to Valley Cres or Hutchinson's corners west to Valley Cres South



Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	23 X 13.10'	LOWER LEVEL	FAMILY ROOM	22 X 21'
MAIN FLOOR	DINING ROOM	14.2 X 12'	LOWER LEVEL	BEDROOM	14.5 X 14.5'
MAIN FLOOR	KITCHEN	13.10 X 10.06'	MAIN FLOOR	FOYER	12 X 5.6'
MAIN FLOOR	DINING NOOK	12 X 12'	LOWER LEVEL	LAUNDRY	
2ND FLOOR	MASTER BEDROOM	23 X 14'	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	14 X 10.6'	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
2ND FLOOR	BEDROOM	12 X 12'	LOWER LEVEL	BATH (# pieces 1-6)	3 PC



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.