

Beaver Valley Townhouse



170 Lanktree Drive

Perfect

Weekend Spot

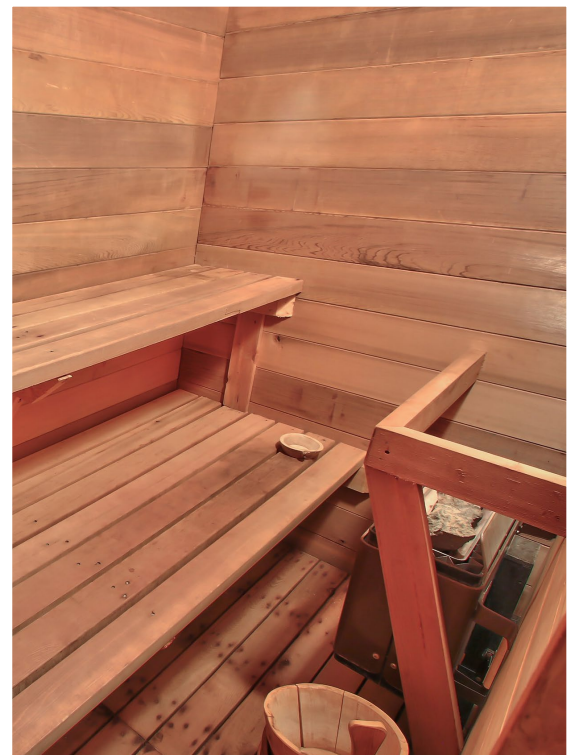




The perfect spot for a week end get away - spacious, bright and welcoming space. Open concept living room and dining room with wood burning fireplace to enjoy on a cold evening. The kitchen is fully equipped. Four bedrooms, 2 bathrooms, sauna, deck off the living room and master to enjoy the views of the valley. The staircase has been custom designed out of

red cedar, heated slate tiles on the main floor and main bathroom, fully insulated and soundproofed. The ground level at the back has a walk out from the bedroom/or family room as well as the utility room, perfect for skis etc. The heating is all propane - (no electric baseboards except lower bathroom) . Municipal water and sewers, cable

internet make living here very easy - The townhouse is freehold so no condo fees. Approximately 1800 sqft. of excellent space, and as a BONUS the property is being offered 'TURNKEY" A four season playground!



Property Details

Address: 170 LANKTREE DR
 City: KIMBERLEY, N0C 1G0
 Lot Dimension/Acreage: 20 X 150'
 SQ.FT. above: 1,800
 Total SqFt Finished: 1800
 Possession: 30 DAYS/TBA
 Type: Single Family
 Style: 3 Storey, Townhouse
 Title to Land: Freehold
 Land Features: Level, View
 Access: Year Round Municipal Road
 Heating/Mechanical: Fireplace - Wood, Hot Water, In Floor, Propane, Radiant
 Water: Municipal
 Sewer: Municipal
 Utilities/Services: Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Street Lights
 Rental Equipm.: Propane Tank
 Exterior: Wood
 Driveway: Gravel, Private
 Foundation: Slab
 Interior Features: Fireplace(s), Furnished, Sauna, Upgraded Insulation
 Roof: Metal
 Flooring: Carpet, Heated, Stone Tile
 Ext. Features: Balcoony/Deck/Patio
 Bedrooms: 4
 Bathrooms: 2 \\
 Rental Income: POTENTIAL
 Yr.Built: 1970
 Full Assessed Value: \$246000
 Taxes: \$3675 (2015)
 INCLUSIONS: water heater, furnishings

Exclusions: any artwork that is framed and personal items
 Directions: Grey Rd 7 N of Kimberley- (AKA Erik Winkler Parkway) to Lanktree Drive west.



Floor	Room	Size	Floor	Room	Size
2ND FLOOR	LIVING ROOM	18.5 X 18.10'	LOWER LEVEL	BEDROOM	17.7X 10.82(FAMILY)
2ND FLOOR	KITCHEN	8.72 X 6.87'	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	MASTER BEDROOM	11.3 X 11.3'	LOWER LEVEL	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	BEDROOM	11.2 X 6.56'	LOWER LEVEL	UTILITY	13.8 X 7.8'
MAIN FLOOR	BEDROOM	11 X 7.8'	MAIN FLOOR	DINING ROOM	10.10 X 7.5'



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.