235085 Concession 2 WGR
West Grey

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Country Peace & Privacy

Asking Price

$799,00

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A long tree lined driveway ensures complete privacy for this fabulous 94 acre property. The driveway opens into a clearing where we see a wood sided log house and a great garage and workshop building, 1240 sq. ft insulated and heated.

The house is of log and timberframe construction but to increase the insulation factor it was covered on the outside with styrofoam, wood panelling and board and batten. This makes a very cozy and comfortable home which is evident from the moment you enter the spacious foyer and witness the timberframe beams and the exposed log in many rooms. On the main floor we have the living room and open concept dining room and modern well appointed kitchen with a walk out to a deck overlooking the pastoral lawn and woods. Also on this floor are the spacious master bedroom with its double closet, bathroom, two other bedrooms, one of which is presently used as an office and another bathroom. Upstairs is a large family room with walkout to a covered deck and up a few more stairs is a two piece washroom.

Extensive upgrades have been done by the present owners. These include a new furnace, all new low E argon filled windows, new doors, new steel roof, state of the art water system, alarm system including 3 video cameras, upgrading the exterior walls and the great attic development. This is only a partial list but suffice it to say that the property is in excellent condition and there has been no expense spared in making it a fabulous home for full time use or that country getaway.

In addition to all this by going a little further up the tree lined driveway we find another clearing where there is a 3 bedroom, 2 bathroom cottage in excellent condition with a wraparound verandah overlooking the pond.
235085 Concession 2 WGR, West Grey

Address: 235085 CONCESSION 2 WGR
City: WEST GREY, N0G 1R0
Lot Dimension/Acreage: 94 ACRES
SQ.FT. above: 2,400
Elem Schl: DURHAM
Sec. School: HANOVER
Possession: 90 DAYS OR TBA
Type: Single Family
Style: 1.5 Storey
Title to Land: Freehold
Land Features: Hardwood Bush, Partial Landscaped, Partially Fenced, Stream/Pond, Wooded/Treed
Access: Year Round Municipal Road
Ext. Features: Balcony, Deck, Patio, Privacy
Accessory Buildings: None
Heating/Mechanical: Air Exchanger, Central Air, Propane
Garage Type: Detached, Double, Heated
Water: Drilled
Sewer: Septic
Utilities/Services: Electricity, Garbage Pickup, Internet-Other, Telephone
Rental Equipm.: Propane Tank, Water Heater
Exterior: Log, Wood
Driveway: Gravel, Private
Foundation: Concrete
Interior Features: Alarm, Central Vac
Roof: Metal
Flooring: Ceramic Tile, Wood
Bedrooms: 3
Bathrooms: 2 \ 1
Rental Income: POTENTIAL
Yr.Built: 1990
Full Assessed Value: $447000

INCLUSIONS: Alarm.
Exclusions: None.
Directions: From Hwy 6 at Dornoch, West on Grey Rd 25 to Con.2 Road, South to #235085 on East side.