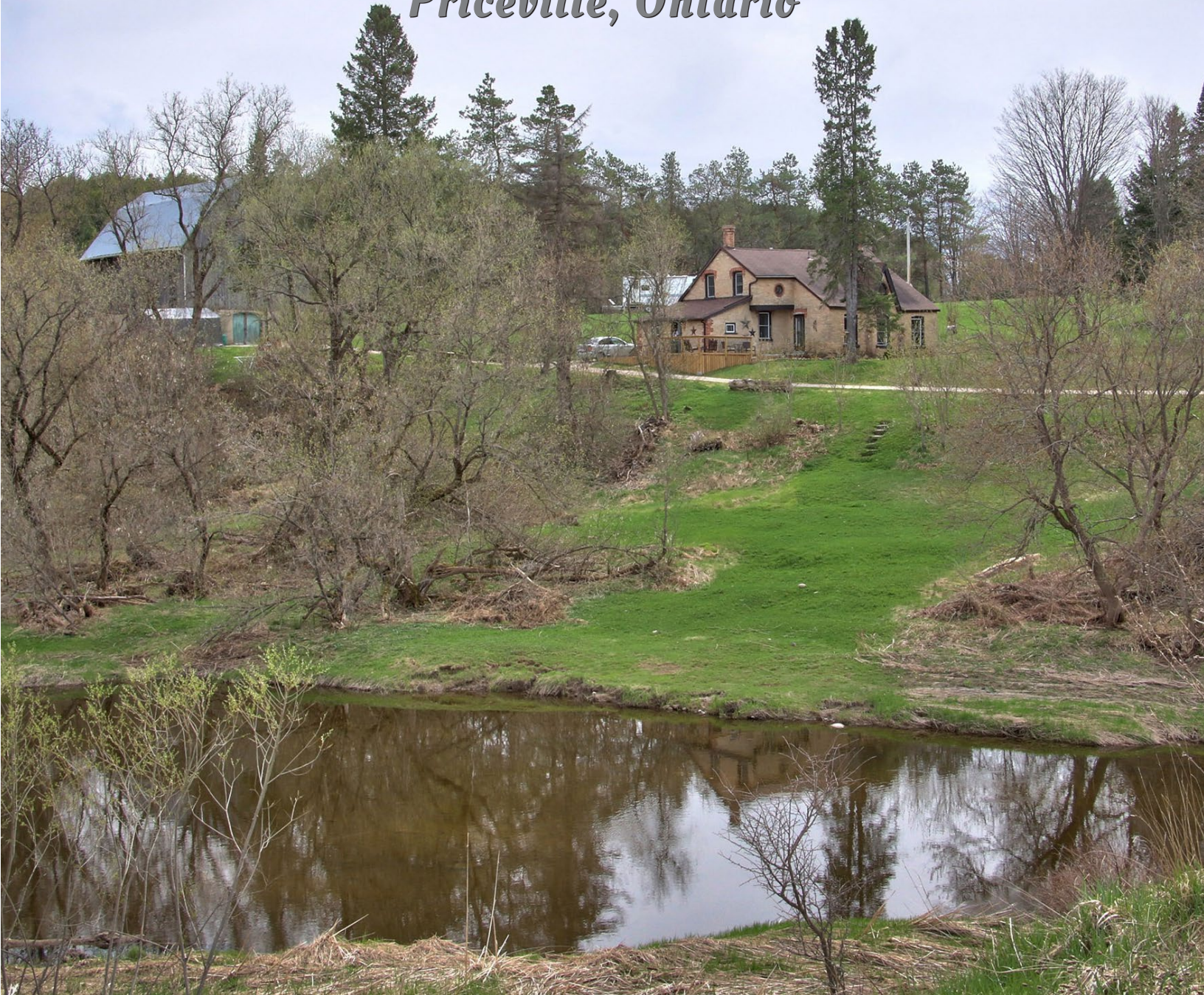


405072 Grey Road 4

Priceville, Ontario



www.PricevilleProperty.com

Presented By

Mike McMurray

Broker

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mike@yourcountryproperty.com



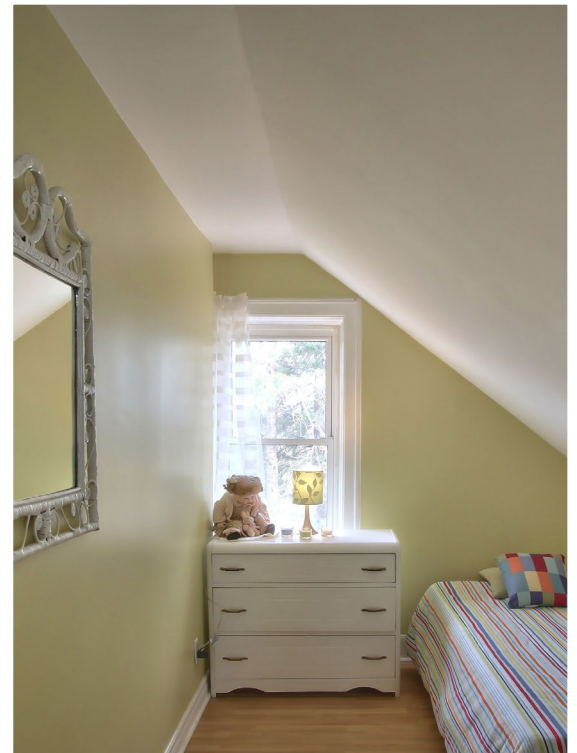
Village Living!

Asking
\$289,900
Price





The best of small village life is yours with this fabulous riverfront property. A total of 4.4 acres is made up of 2 parcels with some of it landscaped, 370 feet of riverfront and trails down to the riverfront. This is the setting for a charming brick home with bright, spacious rooms. On the main floor is a large kitchen, laundry with appliances included, a living room and dining room combination with a walk out to a large new deck which is a beautiful place to sit out and enjoy the warm summer days. On this level there is also a den/office which could also be a 4th bedroom if desired. Upstairs are three spacious bedrooms and a 4 piece bathroom. This home was completely renovated from 2002 to 2006 including the windows, plumbing, electrical, furnace and oil tank and the well and septic system. There is a storage barn in good condition and a 12 X 20 Shelterlogic portable garage is included.



405072 Grey Road 4, Priceville

MLS® #: 420818005101900
Address: 405072 GREY ROAD 4
City: PRICEVILLE, NOC 1K0
Waterfront Name: SAUGEEN RIVER
Side of Road: South
Lot Dimension/Acreage: 4.4 ACRES
Water Frontage: 370.00
SQ.FT. above: 1,600
Elem Schl: FLESHERTON
Possession: 60 DAYS/TBA
Type: Single Family
Style: 1.5 Storey
Title to Land: Freehold
Land Features: Landscaped, Sloping / Terrace, Stream/Pond
Access: Year Round Municipal Road
Ext. Features: Balcony/Deck/Patio, Privacy
Accessory Buildings: Shop/Barn
Heating/Mechanical: Forced Air, Oil
Garage Type: Detached, Single
Water: Drilled
Sewer: Septic
Utilities/Services: Electricity, Internet-Other, Telephone
Rental Equipm.: None
Exterior: All Brick
Driveway: Gravel, Private, Single
Foundation: Stone
Interior Features: Main Floor Laundry
Roof: Asphalt Shingle
Flooring: Laminate, Wood
INCLUSIONS Window Coverings.
Exclusions None.
Bedrooms: 3
Bathrooms: 1 \\
Full Assessed Value: \$254500
Taxes: \$2544 (2014)
Directions: Grey Road 4 in Priceville on South side of road.

