

521145 Concession 12

West Grey



www.BentinckHome.com



Presented By

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Charming

Asking
\$359,000
Price

Family Home



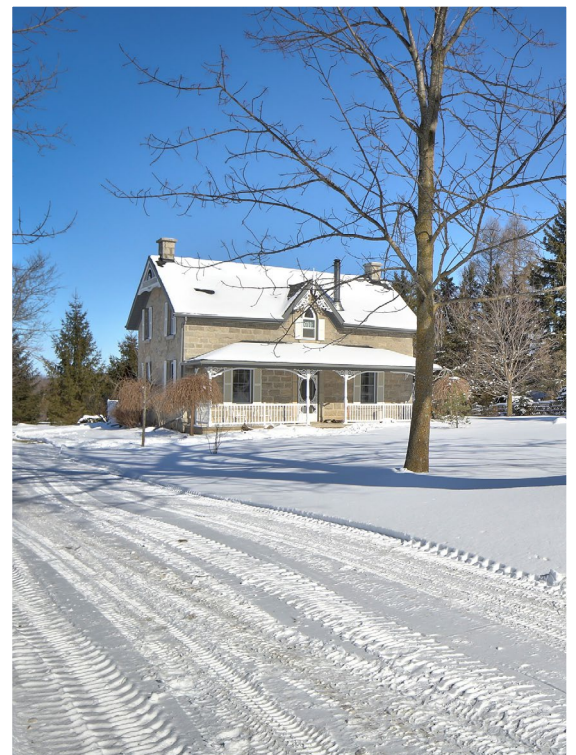


On a quiet country road, overlooking scenic farmland, is a stone house built in 1872 on a beautiful one acre lot. The home is in excellent condition inside and out and has attractive deck areas where you can sit in summer and admire beautiful sunsets and an abundance of bird life. The location is convenient being close to the towns of Hanover and Chesley, 30 minutes to Owen Sound, the gateway to the Bruce Peninsular, and just over an hour to Guelph, Kitchener/Waterloo.

The home has a large main floor family room with maple hardwood floors installed in 2013, large windows to admire the view and a wood burning fireplace. There is an airtight wood stove in the living/dining room. An open stairway leads to three bedrooms and a bathroom and there is also a two piece washroom on the main floor.

The home has had many recent upgrades with a new propane furnace, water softener, water conditioner all installed in 2011 and a new water tank in 2009. A fabulous asset to this property is the garage/workshop 28' X 40' with 16' doors, half of which is heated and insulated for year round use as a workshop. There is also a small storage shed built in 2013 and designed to suit the property.

Here is an ideal property for that weekend getaway, your country home or an ideal place for retirement.



521145 Concession 12, West Grey

Address: 521145 CONCESSION 12
City: WEST GREY, NOG 1S0
Lot Dimension/Acreage: 168' X 264' - 1.02 ACRE
SQ.FT. above: 1,765
Elem Schl: CHESLEY
Sec. School: CHESLEY
Possession: 60 DAYS OR TBA
Type: Single Family
Style: 2 Storey
Title to Land: Freehold
Land Features: Fenced, Landscaped
Access: Year Round Municipal Road
Ext. Features: Deck, Patio
Accessory Buildings: Shop/Barn, Storage Building
Heating/Mechanical: Air Cleaner, Air Exchanger, Fireplace - Wood, Forced Air, Propane, Wood stove
Garage Type: Detached, Heated, Insulated
Garage Measurements: 28X48
Water: Drilled
Sewer: Septic
Utilities/Services: Cell Service, Electricity, Garbage Pickup, Internet-Other, Telephone
Rental Equipm.: Propane Tank
Exterior: Stone
Driveway: Paved, Private
Foundation: Concrete, Stone
Interior Features: Fireplace(s), Main Floor Family Room
Roof: Asphalt Shingle
Flooring: Carpet, Cushion/Vinyl/Lino, Wood
Bedrooms: 3
Bathrooms: 1 \ 1
Yr.Built: 1872
Full Assessed Value: \$280000
Taxes: \$3243 (2015)

INCLUSIONS: Window Coverings.

Exclusions: Finlay Oval In Dining Room Will Be Replaced By Airtight Woodstove, All Clocks On Walls.

Directions: North from Hanover on Bruce Road 10 to Con 12, turn East to #521145 on North side.

