

138 Gravel South Rd *Bentinck Township*



www.gravelroad.com



Presented By

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Broker

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Serenity

Beauty

Asking

\$ 650,000

Price



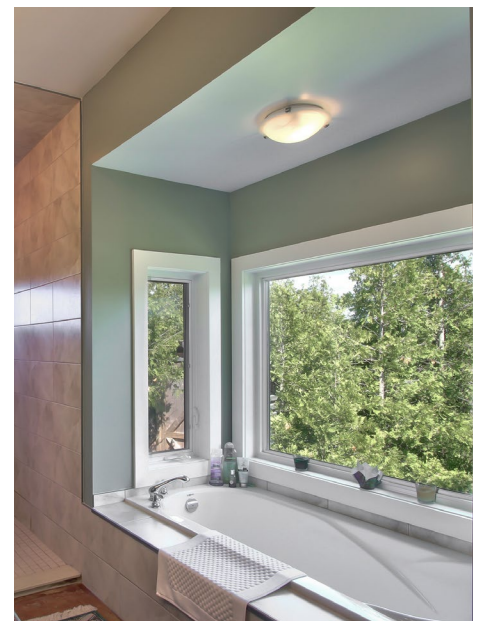


THIS IS A MAGNIFICENT HOME

sitting high on a 50 acre property, with stunning views, swimming pond, woods with trails.

3 bedrooms, 3 baths, fabulous great room with wood stove, all rooms have walk outs to decks or patios. Full finished walk out lower level. The house is environmentally

sensitive with a state of the art off grid solar & wind system permitting all modern day conveniences plus auto start generator, could be easily adapted to hydro grid if desired. Also on the property is a cozy guest house. This home offers complete privacy in beautiful setting.



138 Gravel South Rd, Bentinck Twp.

MLS® #: 420528000404101

Legal Descr.: Lot 45, Con 2 NDR,
Bentinck Municipality Of West Grey
Twp

Address: 138 Gravel South Rd

City: Bentinck Twp, N4N 3B9

Lot Dimension/Acreage: 50 Acres

Sq.ft. Above: 1,350

Elem Schl: Hanover

Type: Single Family

Style: 2 Level, Contemporary

Title To Land: Freehold

Property Size: 50 - 100 Acres

Land Features: Cleared - Part, Partial
Landscaped, Sloping / Terrace,
Stream/Pond, View, Wooded/Treed

Access: Year Round Municipal Road

Ext. Features: Balcony/Deck/Patio,
Privacy

Accessory Buildings: Bunkie, Storage
Building

Heating/Mechanical: Energy Efficient,
Fireplace - Gas, Hot Water, In Floor,
Propane, Radiant, Solar, Woodstove

Garage Type: None

Water: Other

Sewer: Septic

Utilities/Services: Cell Service,
Electricity, Garbage Pickup, Internet-
High Speed, Other

Rental Equipm.: None

Exterior: Wood

Driveway: Gravel, Private

Foundation: Concrete

Interior Features: Alarm, Built-In
Appliances, Ensuite, Main Floor
Laundry, Main Floor Master,
Skylights, Upgraded Insulation

Roof: Asphalt Shingle

Flooring: Concrete

Bedrooms: 1+2

Bathrooms: 2 \ 1

Rental Income: No

Yr.built: 2010

Construction Status: Exists

Inclusions: Automatic Start Generator.

Exclusions: Kenyon Chieftain Robe
With Rod In Studio Bedroom

Full Assessed Value:
\$285,000

Taxes: \$2,667 (2015)

Improvement / Capital Chgs: No

Directions: From Grey Road 4 turn
North on Mulock Road. Go to 1st
road (Concession 2), & turn West
to Gravel S Road. Property on south
side of road - 138.

