034660 Sideroad 5 NDR

West Grey

www.CountryParadise.ca

ROYAL LEPAGE
RCR Realty, Brokerage. Independently Owned

Presented By

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Quiet Country Living

Asking Price $629,000

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Here is an amazing 22 acres which has so many desirable features. It offers complete privacy on a quiet country road but is close to the bustling town of Hanover and just 40 minutes to the city of Owen Sound or Lake Huron at Kincardine. It is about 90 minutes to Kitchener/Waterloo.

There is landscaped area around the house, a trout stocked pond which is 14' deep and has a fountain and a waterfall , trails through woods and two bridges crossing Deer Creek which is a tributary of the Saugeen River. There is about 8 acres of Maple hardwood and the present owners have tapped trees for syrup production. Accessory buildings include a 624 sq. ft cottage with a large deck overlooking the pond and a 900 sq. ft. storage/workshop which is fully insulated with a cement floor and a steel roof, hydro service and lots of lighting.

The main house was custom built by the present owner in 2006. It is a brick bungalow and quality is evident throughout. Solid Ash doors, trim and flooring. There are 3 bedrooms, 2 1/2 baths, main floor laundry, a dream kitchen with granite counters, living room with a propane fireplace and spacious covered decks to sit and enjoy the pastoral setting. The full basement has an airtight wood stove, is ready for your development ideas and would be great for family room or extra bedrooms or whatever a family needs.

The home is serviced by a well and septic, a high efficiency propane furnace and a 7000 watt propane back up generator with automatic start. This is a must see property.

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Address:	034660 SIDEROAD 5 NDR
City:	WEST GREY, N0G 1S0
Lot Dimension/Acreage:	22 ACRES
Water Frontage:	700.00
SQ.FT. above:	1,611
Elem Schl:	HANOVER
Possession:	90 DAYS OR TBA
Type:	Single Family
Style:	Bungalow - Ranch
Title to Land:	Freehold
Land Features:	Partial Landscaped, Stream/Pond, Wooded/Treed
Access:	Year Round Municipal Road
Ext. Features:	Balcony/Deck/Patio, Privacy
Accessory Buildings:	Bunkie, Shop/Barn
Heating/Mechanical:	Central Air, Fireplace - Gas
Garage Type:	Attached, Double
Water:	Dug
Sewer:	Septic
Utilities/Services:	Cell Service, Electricity, Telephone
Rental Equipm.:	Propane Tank
Exterior:	Brick & Other, Vinyl
Driveway:	Gravel, Private
Foundation:	Concrete
Interior Features:	Central Vac, Ensuite, Fireplace(s), Main Floor Laundry, Main Floor Master
Roof:	Metal
Flooring:	Ceramic Tile, Wood
Bedrooms:	3
Bathrooms:	2 \ 1
Yr.Built:	2006
Full Assessed Value:	$390000
Taxes:	$4483 (2015)

INCLUSIONS: Window Coverings.
Exclusions: None.
Directions: From Hanover North on Bruce Road 10 to Concession 12, East to S.R. 5,North to property on West side. From Grey Road 3, north to Con. 12, west to SR 5, north to property on west side.

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