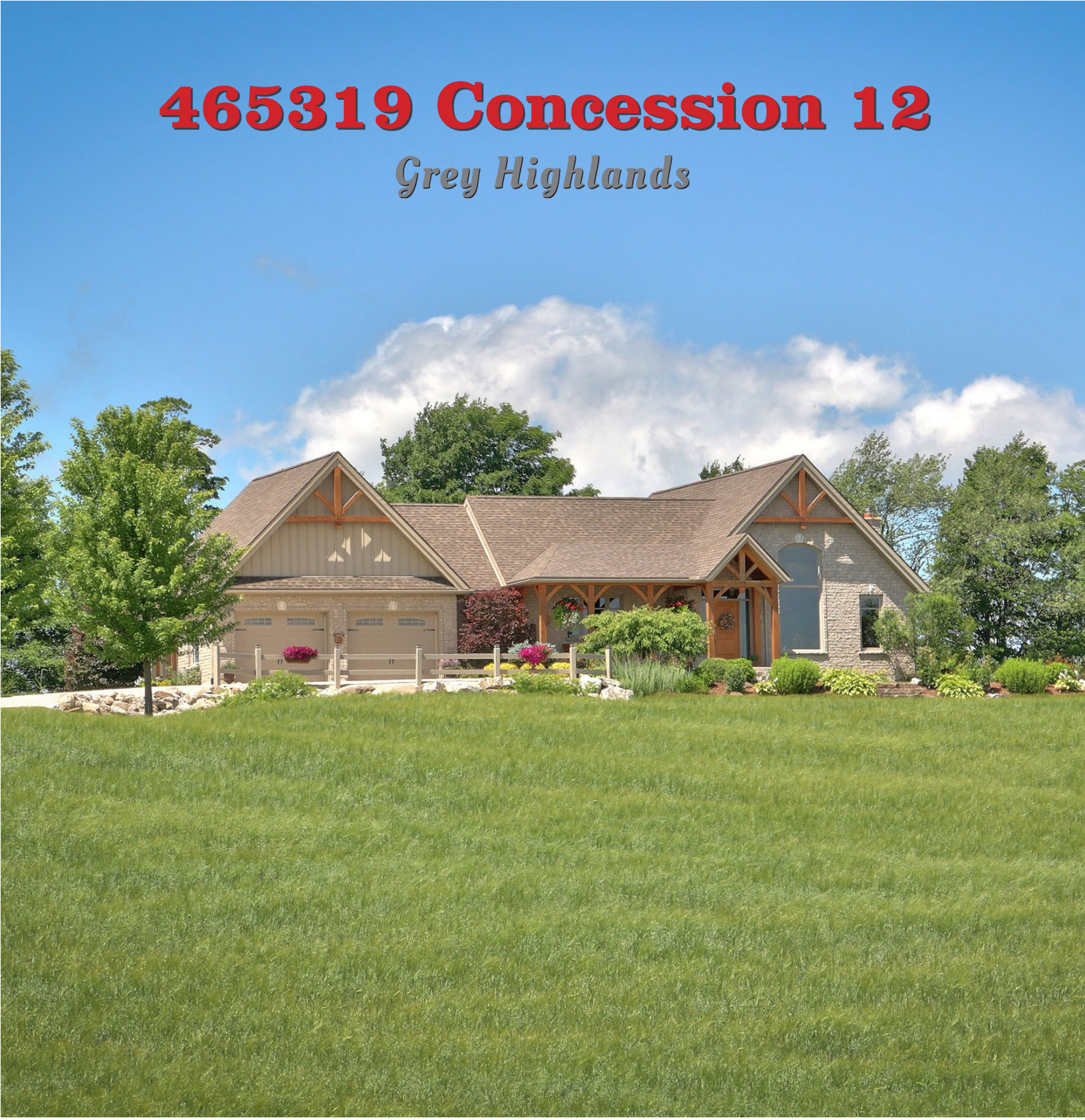
465319 Concession 12

Grey Highlands



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RCR Realty, Brokerage. Independently Owr

Presented By

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Acreage And A View

Asking
$998,000
Price

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Anyone looking for a magnificent, high quality country home with some acreage and a view needs to look no further. Here we have a beautiful timberframe home, sitting high on the hillside on 23 acres with a panoramic view of the surrounding countryside. The location is prime being just minutes from the Beaver Valley Ski Club and Lake Eugenia, close to the village of Markdale and a half hour from the Meaford, Thornbury and Collingwood area. It is also close to Highway 10 which provides access to Brampton in 1 1/2 hours and about 35 minutes to Owen Sound and Georgian Bay.

From the initial approach to this property you are aware of the quality and care that has gone into all aspects, from the sweeping driveway, the beautiful landscaping surrounding the home and the stone work at the entrance. Upon entering you can't help but be impressed with the timber beams and the spacious, open concept principal rooms. The living room with the propane fireplace, the dining area with a walk out to a patio and the kitchen with island and granite counter tops. Also on this level is the spacious master bedroom with a four piece en suite bathroom, walk in closet and a walk out to a patio. There is also a two piece powder room and the laundry.

The walk out lower level is bright and airy with 9 foot ceilings. It has a family room with propane stove and a door out to a patio, three more bedrooms and a three piece bathroom. A Geo-thermal system provides heating and air conditioning. There is a two car attached garage. There are fenced paddocks presently used for a horse with run in shelter and there is a barn/shop building which is 30' X 40'.

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465319 Concession 12, Grey Highlands

Address:	465319 CONCESSION 12
City:	GREY HIGHLANDS, N0C 1H0
Lot Dimension/Acreage:	23.60 ACRES
SQ.FT. above:	1,680
Elem Schl:	MARKDALE
Sec. School:	FLESHERTON
Possession:	60 DAYS OR TBA
Type:	Single Family
Style:	Bungalow - Ranch
Title to Land:	Freehold
Land Features:	Corner Location, Hilltop, Partial Landscaped, Partially Fenced, View
Access:	Year Round Municipal Road
Ext. Features:	Privacy
Accessory Buildings:	Shop/Barn
Heating/Mechanical:	Geothermal
Garage Type:	Attached
Water:	Drilled
Sewer:	Septic
Utilities/Services:	Cell Service, Electricity, Garbage Pickup, Internet-high speed, Telephone
Rental Equipm.:	Propane Tank
Exterior:	Stone
Driveway:	Gravel, Private
Foundation:	Concrete
Interior Features:	Central Vac, Ensuite, Fireplace(s), Main Floor Laundry, Main Floor Master
Roof:	Asphalt Shingle
Flooring:	Ceramic Tile, Laminate, Wood
Bedrooms:	1+3
Bathrooms:	2 \ 1
Yr.Built:	2007
Garage:	Yes
Full Assessed Value:	$420000
Taxes:	$3526 (2015)

INCLUSIONS: Central vacuum, dishwasher, fridge, stove, water softener, window coverings.
Exclusions: China Cupboard In Lower Bedroom, Hot Tub.
Directions: From Markdale- East on Grey Road 30 to stop sign, right to Concession 12, right to property on right.

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