

Cross Property Client Full

[119 BEAVER TRAIL](#)

Flesherton, ON NOC 1GO

Grey County/Grey Highlands/None

Residential/Single Family/For Sale

Active

Price: \$525,000.00



MLS@#: 152610
 List Date: 05-Sep-2018
 Bedrooms (AG/BG): 4 (4/0)
 Bathrooms (F/H): 1 (1/0)

Type: Detached
 Style: 2 Level (split), Chalet
 Sqft Above Grade: 1,600
 Sq Ft Finished: 1,600
 Sq Ft Source: LBO provided
 Sqft Below Grade: 0
 Sq Ft. Unfinished: 0

New Construction: No
 Title/Ownership: Freehold
 Fronting On: West
 Lot Front: 75.00
 Road Access Fee:
 Access: Private Road
 Driveway Spaces/Type: 4/Circular, Private Single Wide/Gravel
 Waterfront: No
 # Rooms: 11
 Recreational: Yes
 Year Built/Desc: 0/Unknown
 Lot Depth: 200.00
 Lot Size/Acres: Under .5
 Acre/0.47
 WF Exposure:

Public Remarks: Join the enviable group of families who own property right on the Beaver Valley Ski Club. There is nothing more convenient and nothing that will enhance your winter season more than owning this well located chalet. From the sweeping views, to the proximity to the club, to the private lot, this chalet will meet all your expectations. Lower level has great set up with roomy entry with heated floor, lots of chalet character with T&G accents, wood trim, 2 bedrooms, family room and full bath. Upper level is beyond expectations with vaulted ceilings, lots of windows showcasing the view from every angle, 2 sprawling decks and the must have hot tub. Main floor is open concept, perfect for apres ski with friends, modern kitchen with breakfast bar, 2 bedrooms including large master bedroom with renovated bath with glass shower, heated floor. All you want and need, plus potential for easy expansion using the existing underbuilding now used for storage.

Directions: Enter the Beaver Valley Ski Club property, over the second bridge go left to 119 Beaver Trail.

Interior Features

Interior Features: Cathedral Ceiling, Hot Tub, Main Floor Laundry, Winterized
 Basement: None/None/
 Heat Primary/Sec: Baseboard, Heat Pump, In Floor/Woodstove
 HVAC: Air Conditioner, Ductless, In Floor
 Under Contract/Rental Items: None
 Lease To Own Equip: None
 Fireplace: Wood Stove
 Foundation: Concrete Block
 Plumbing Age:
 Oil Tank Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: Rectangular
 Exterior Finish: Stucco, Vinyl Siding
 Restrictions: Niagara Esc. Commision
 Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone
 Topography: Flat, Open space
 Roofing: Asphalt, Shingles
 Water/Supply Type: Other/Cistern
 Exterior Features: Awnings, Deck(s), Hot Tub, Privacy, Year-Round Living
 Site Influences: Golf, Hospital, River/Stream, Schools, Shopping Nearby, Skiing, Trails
 Schools: McPhail GHSS
 Exposure:
 Lot Irregularities:
 Pool: None
 FH Common Fee:
 Alternative Power:
 Yr Roof Replaced:
 Sewage: Septic

Inclusions/Exclusions

Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Hot Tub, Hot Tub Equipment, Window Coverings

Exclusions: Selective art work and personal items.

Parking Cost/Mnth \$: Furnished: Sublease: No Priv Entrance:

Tax Information

Roll#: 420839000407120
 Pin#: 373240162
 Assessment \$/Year: \$371,000/2018
 Legal Description: LT 48 PL 961; GREY HIGHLANDS
 Local Improve Fee/Comments /
 Zoning: Residential
 Survey/Year: No
 Taxes/Year: \$3,998/2018
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Family Room	M	12'8"x14'9"	Beamed ceiling
Bedroom	M	7'6"x10'7"	Carpet
Bedroom	M	11'4"x11'5"	Carpet
Bathroom	M		4-Piece, Jetted Bathtub, Tile Floors
Foyer	M	7'7"x8'10"	Heated Floor

Laundry Room	M	4'6"x7'6"	
Living Room	2	15'3"x18'2"	Vaulted Ceiling, Walkout to Balcony/Deck
Dining Room	2	7'10"x14'2"	Vaulted Ceiling, Walkout to Balcony/Deck
Kitchen	2	10'8"x15'0"	Vaulted Ceiling, Walkout to Balcony/Deck
Bedroom	2	10'10"x11'10"	Carpet
Master Bedroom	2	11'6"x14'10"	Ensuite Privilege

Chestnut Park Real Estate Limited, Brokerage

Client Full Report

Date Printed: 09/07/2018

Prepared By: READ HILTON, Salesperson

Chestnut Park Real Estate Limited, Brokerage

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