



Price:	\$745,000	MLS® #:	1621910
Status:	Active		
Address:	149 BEAVER TRAIL		
City:	GREY HIGHLANDS, N0C 1H0		
Side of Road:	North		
Elem Schl:	MCPHAIL FLESHERTON	Sec. School:	GHSS FLESHERTON
PKA:	BEAVER VALLEY SKI CLUB		
Lot Dimension/Acreage:	127.89 X 101.4 (0.23 ACRES)		Zoning: RES
Road Access:	Yes		
SQ.FT. above:	2,300		
Total SqFt Finished:	3,000		
Possession:	30 DAYS		

Public Info. Absolutely the Best Location on the Beaver Valley Ski Club Property. Located at The Bottom, by the 2nd Bridge and Swimming Hole, near the Tennis Courts, is this 3 bedroom, air conditioned ski chalet, with Views of both the Club's Runs, as well as the Valley. Rarely does such a chalet come up for sale, which is so close to the Clubhouse, and the Lifts.

Directions From Club Entrance, cross Bridge No. 1, travel across the Bottom Parking Lot, cross Bridge No. 2. to property on Left or South Side.

Type:	Single Family	Heating/Mechanical:	Baseboard, Ductless Air Conditioner, Fireplace - Gas, Fireplace - Wood, Heat Pump	Foundation:	Concrete, Slab
Style:	1.5 Storey, Chalet	Garage Type:	None	Basement:	None
Title to Land:	Freehold	Water:	Cistern, Pond/Lake/River, Shore Well	Interior Features:	Alarm, Central Vac, Ensuite, Fireplace(s), Furnished, Main Floor Family Room, Main Floor Master
Property Size:	Under 0.5 Acres	Sewer:	Septic	Roof:	Asphalt Shingle
Land Features:	Cleared, Corner Location, Ravine, Rolling, Stream/Pond, View	Utilities/Services:	Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Telephone	Flooring:	Carpet, Stone Tile, Wood
Exterior:	Stucco, Wood	Rental Equipm.:	None	Waterfront Features:	Water Frontage
		Lease-To-Own Equip:	None	Shoreline:	Natural
		Driveway:	Double, Paved, Private	Accessory Buildings:	None
				Access:	Year Round Municipal Road

Ext. Features: **Balcony, Deck, Hot Tub, Landscaped Lighting, Tennis Crt**

Easements/Restrictions: **Conservation Regs, Flood Plain, Sub.Div. Covenants**

INCLUSIONS Central Vacuum, Dryer, Garbage Disposal, Hot Tub, Microwave, Refrigerator, Stove, Washer, Water Purifier, Water Softener, Window Coverings, Other / Lower Level Refrigerator, Bar Frig in Great Room.

Exclusions Personal Items

Bedrooms:	2+1	Sign:	Yes	Waterfront:	Yes Body of Water Type: RIVER
Bathrooms:	3 \	Lockbox:	Electronic SPIS: No	Waterfront Name:	BEAVER RIVER
Rental Income:	NO	Survey:	No Yr.Built: 1965	SRA:	N/A
Construction Status:	Exists	Garage:	No	Water Frontage:	185.00

Floor	Room	Size	Floor	Room	Size
LOWER LEVEL	FOYER	6.09 X 10.10	MAIN FLOOR	LIVING ROOM	16.05 X 36
LOWER LEVEL	BEDROOM	12.06 X 13.07	MAIN FLOOR	DINING ROOM	17.09 X 22.09 KITCH
LOWER LEVEL	FAMILY ROOM	18.07 X 20.06	MAIN FLOOR	BEDROOM	8.07 X 16.1
LOWER LEVEL	LAUNDRY	5 X 11	2ND FLOOR	LOFT	11.09 X 19 BEDROOM
LOWER LEVEL	GAMES ROOM	13.10 X 14.9	2ND FLOOR	SITTING ROOM	4.11 X 6.1
LOWER LEVEL	OTHER	3.05 X 7.08 COAT RM	MAIN FLOOR	BATH (# pieces 1-6)	4PC
LOWER LEVEL	ENSUITE (2 to 6 pcs)	3PC	2ND FLOOR	BATH (# pieces 1-6)	4PC

Additional Charges/Fees: **YES**

Taxes: **\$4,700 (2016)** Improvement / Capital Chgs: **NO**

Listing Office: **Chestnut Park Real Estate Limited, Brokerage** Listing Office:



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