

Cross Property Client Full

[173 BLUE MOUNTAIN MAPLES ROAD](#)

Eugenia, ON N0C 1E0

Grey County/Grey Highlands/None

Residential/Single Family/For Sale

Active

Price: \$1,200,000.00



MLS@#:	126385	Bedrooms (AG/BG):	4 (4/0)
List Date:	15-May-2018	Bathrooms (F/H):	2 (2/0)
Type:	Detached		
Style:	2 Storey		
Sqft Above Grade:	1,674	Sqft Below Grade:	0
Sq Ft Finished:	1,674	Sq Ft. Unfinished:	
Sq Ft Source:	LBO provided		
New Construction:	No	# Rooms:	9
Title/Ownership:	Freehold	Recreational:	Yes
Fronting On:	West	Year Built/Desc:	/Completed / New, Unknown
Lot Front:	52.00	Lot Depth:	260.15
Road Access Fee:		Lot Size/Acres:	Under .5 Acre/
Access:	Boat Access, Private Road, Year Round		
Garage Spaces/Type:	6.0/Detached		
Driveway Spaces/Type:	6/Front Yard, Visitor Parking/Gravel		
Waterfront:	Yes	WF Exposure:	East
WF Type/Name:	Lake/Lake Eugenia		
Shore Rd Allowance:	None	WF Frontage Ft:	48
WF Features:	Beach, Seawall, Water Access		
Shore Line:	Clean, Sandy		

Public Remarks: Beautiful views from this renovated home on Lake Eugenia. Sitting on the water in a private cul-de-sac of 35 estate lots with 25 acres of joint ownership in front of the house for your use for hiking and playing, nothing can be built here. Space inside and out to enjoy as a recreational home or for full time living. Only 1.5 hour drive from Toronto, so easily accessible. Area surrounded by downhill and X country skiing, biking and hiking. Excellent for Bass fishing. There are 4 good sized bedrooms, one is on the main level, handy for elderly people, both floors have full bathrooms, the second floor sitting room is a great recreational space which also has amazing views over the lake. The main floor living area looks out to the new deck and on to the lake, there is a beautiful stone fire place in this room, handy for those cosy winter evenings. Please click on the multi media link and view the full virtual tour. You could be spending this summer at the Lake!! Access Y/R

Directions: Turn east off Grey Road 13 onto Blue Mountain Maples. Follow loop around to #173 on water side

Interior Features

Interior Features:	Built-In Appliances, Main Floor Laundry, Separate Heating Controls, Washer/Dryer Hookup, Water Heater Owned, Winterized		
Basement:	Crawl Space/None/	Fireplace:	
Heat Primary/Sec:	Baseboard, Fireplace-Wood/	Foundation:	Concrete Block
HVAC:	None	Plumbing Age:	
Under Contract/Rental Items:	None	Oil Tank Age:	
Lease To Own Equip:	None		

Exterior Features

Add'l Monthly Fees:	Exposure:	Pool:	None
Exterior Finish:	Wood		
Restrictions:	None		
Services:	Cell Service, Garbage/Sanitary Collection		
Topography:	Clear View, Rolling	Alternative Power:	
Roofing:	Asphalt, Shingles	Yr Roof Replaced:	
Water/Supply Type:	Well/Drilled Well, Shared Well	Sewage:	Septic
Exterior Features:	Deck(s)		
Other Structures:	Workshop		
Site Influences	Lake Access, Landscaped, Major Highway, Shopping Nearby, Skiing, Trails, Water View		

Inclusions/Exclusions

Inclusions: Dishwasher, Refrigerator, Stove, Hot Water Tank Owned

Exclusions: none

Tax Information

Roll#:	420818000919300	Local Improve Fee/Comments /	
Pin#:	372530565	Zoning:	RESidential
Assessment \$/Year:	\$495/2016	Survey/Year:	Yes 1977
Legal Description:	PT EAST ST PL 20 ARTEMESIA CLOSED BY GS33269; PT MILL RESERVE 5 PL 20 ARTEMESIA AS IN R524059 (SECONDLY) MUNICIPALITY OF GREY HIGHLANDS		
		Taxes/Year:	\$4,150/2017
		Survey Type:	Available

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Eat-in Kitchen	M	16'8" x 9'7"	Bay window, Carpet Free, Tile Floors
Living Room/Dining Room	M	25'9" x 16'6"	Balcony/Deck, Carpet Free, Hardwood floor, Open Concept, Walkout to Balcony/Deck

Bedroom	M	13'9" x 8'8"	Carpet Free, Hardwood floor
Bathroom	M	9'11" x 6'7"	5+ Piece, Carpet Free, Tile Floors
Sitting Room	2	18'11" x 16'8"	Carpet Free
Bedroom	2	11' x 10'4"	Carpet Free
Bedroom	2	12'4" x 9'2"	Carpet Free
Bedroom	2	14' x 7'7"	Carpet Free, Hardwood floor
Bathroom	2	5'11" x 10'8"	3-Piece, Tile Floors

Royal LePage Locations North (Collingwood), Broker

Client Full Report

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Chestnut Park Real Estate Limited, Brokerage

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