

## Cross Property Client Full

[175 TALISMAN MOUNTAIN DRIVE W](#)

Euphrasia Twp, ON NOC 1GO  
Grey County/Grey Highlands/None

Residential/Single Family/For Sale  
**Active**

Price: \$599,000.00



MLS@#:	138264	Bedrooms (AG/BG):	5 (5/0)
List Date:	03-Jul-2018	Bathrooms (F/H):	3 (3/0)
Type:	Detached	Sqft Below Grade:	0
Style:	Chalet	Sq Ft. Unfinished	
Sqft Above Grade:	3,900	# Rooms:	15
Sq Ft Finished:	3,900	Recreational:	Yes
Sq Ft Source:	Other	Year Built/Desc:	0/Completed / New
New Construction:	No	Lot Depth:	
Title/Ownership:	Freehold	Lot Size/Acres:	Under .5 Acre/
Fronting On:	North	WF Exposure:	
Lot Front:	86.00		
Road Access Fee:			
Access:	Paved Road, Year Round		
Garage Spaces/Type:	2.0/Attached		
Driveway Spaces/Type:	4/Private Double Wide/Gravel, Interlock		
Waterfront:	No		

**Public Remarks:** Five bedroom, Three bath Chalet located at Talisman. Short drive to Beaver Valley ski Club. Ideal for large family or even two families. Golf at Talisman 9 hole course. Private treed setting. Hot Tub room. Plenty of room for entertaining. Open concept main area. 15 minutes to Thornbury driving through the picturesque Beaver Valley.

**Directions:** Grey Road 7 to Talisman, right on Talisman road to sign on right, up the hill.

### Interior Features

Interior Features:	Alarm System, Hot Tub	Fireplace:	Wood
Basement:	Full/Fully Finished/Walk-Out	Foundation:	Poured Concrete
Heat Primary/Sec:	Geothermal/Fireplace-Wood	UFFI:	No
HVAC:	HRV System, None	Furnace Age:	
Under Contract \$:		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:	Niagara Esc. Commision, Right-of-Way				
Services:	Cell Service, Electricity, Telephone				
Topography:	Hillside, Wooded/Treed	Alternative Power:			
Roofing:	Asphalt	Yr Roof Replaced:			
Water/Supply Type:	Municipal-Metered/	Sewage:	Septic		
Exterior Features:	Balcony				
Site Influences:	Golf, Landscaped, Skiing				
Schools:	BVES, GBCS				

### Inclusions/Exclusions

**Inclusions:** Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Central Vac, Hot Tub, Hot Tub Equipment, Window Coverings

**Exclusions:** None.

### Tax Information

Roll#:	420839000411906	Local Improve Fee/Comments /	
Pin#:	371630125	Zoning:	RES
Assessment \$/Year:	\$490,000/2018	Survey/Year:	No
Legal Description:	Part Lot 7, conce5, Euphrasia part 7, 16R2511, T/W R431978, T/W R52044, S/T interest in R431978		
		Taxes/Year:	\$5,500/2017
		Survey Type:	

### Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Bedroom	2	15'6" x 14'3"	
Bedroom	2	16' x 13'	
Kitchen	2	10' x 12'	
Dining Room	2	7'4" x 13'	
Living Room	2	28' x 17'	
Other	2	17' x 12'	
Master Bedroom	3	15' x 14'	
Bedroom	M	12'10" x 16'	

Bedroom	M	14'x14'	
Laundry Room	M	10'x12'	
Foyer	M	14'x10'	
Family Room	M	20'x16'	
Bathroom	M		4-Piece
Bathroom	2		4-Piece
Bathroom	3		4-Piece

Century 21 Millennium Inc., Brokerage (Thornbury)

Client Full Report

Date Printed: 07/26/2018

Prepared By: READ HILTON, Salesperson

Chestnut Park Real Estate Limited, Brokerage

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