

Cross Property Client Full

193651 30 NDR SIDE ROAD

West Grey, ON N0C 1H0
Grey County/West Grey/None

Land/Residential/For Sale
Active

Price: \$309,000



MLS@#:	124025	Bedrooms (AG/BG):	(/)
List Date:	04-May-2018	Bathrooms (F/H):	0 (/)
Sq Ft Finished		Sq Ft. Unfinished	
Title/Ownership:	Freehold	Recreational:	Yes
Fronting On:	East	Year Built/Desc:	/
Lot Front:	383.45	Lot Depth:	770.50
Road Access Fee:		Lot Size/Acres:	3-9.99 Acres/5.50
Access:	Municipal road, Year Round		
Waterfront:	Yes	WF Exposure:	South West
WF Type/Name:	River/Rocky Saugeen		
Shore Rd Allowance:	None	WF Frontage Ft:	370
WF Features:	River Access, River Front		
Shore Line:	Mixed		

Public Remarks: A 5 Acre Beautiful building lot, on a dead end road, with 332 ft of road frontage and 370 ft on the Rocky Saugeen, of which part of this river frontage is on both the west and East sides of the river. Up river, the Rocky Saugeen merges with the main Saugeen River, which is great for tubing, canoeing, kayaking, swimming and fishing. A number of hiking trails run up and down both the Rocky Saugeen and the Main Saugeen River. This would be great for mountain biking with your kids. There is Hydro at road, the Driveway roughed in, and taxes are \$750. You are about 40 minutes from the Beaver Valley Ski Club, a few minutes from both Durham and Hanover.

Directions: From Durham, travel West on Grey Road 4 past Cone 2, to 30th Sideroad. Turn Right or North, to property on Right. the East Side of road.

Interior Features
Exterior Features

Lot Shape:	Irregular	Lot Irregularities:	MPAC listings the acerage as 4.59	FH Common Fee:	
Restrictions:	None				
Services:	At Lot Line-Hydro, Cell Service, Telephone				
Topography:	Hazardous land, Level, Sloping,		Alternative Power:		
	Wooded/Treed				
Water/Supply Type:	None/		Sewage:	None	
Site Influences	Schools, Water View				

Inclusions/Exclusions

Inclusions: None
Exclusions: None

Land

Total:	<u>ACREAGE</u> 5.50	Rented:	Soil Test/Date:	Yes/
Fenced:		Bush:	Soil Type:	Other (see remarks)
Clear:		Tiled-System:	Development Charges:	No

Tax Information

Roll#:	420528000311716	Local Improve Fee/Comments /	
Pin#:	372190119	Zoning:	A1-H
Assessment \$/Year:	\$69,500/2018	Survey/Year:	No
Legal Description:	PT LT 61-62 CON 3 NDR BENTINCK PT 3, 17R2907		
		Taxes/Year:	\$750/2018
		Survey Type:	

Chestnut Park Real Estate Limited, Brokerage

Client Full Report

Date Printed: 05/04/2018

Prepared By: READ HILTON, Salesperson

Chestnut Park Real Estate Limited, Brokerage

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