



Price:	\$750,000	MLS® #:	1715436
Status:	Active		
Address:	325359 DURHAM B RD		
City:	GREY HIGHLANDS, N0C 1K0		
Side of Road:	North		
Elem Schl:	MCPHAIL FLESHERTON	Sec. School:	GHSS FLESHERTON
PKA:			
Lot Dimension/Acreage:	40.53 ACRES		
Road Access:	Yes	Zoning:	A1H
SQ.FT. above:	2,500		
Total SqFt Finished:	3,900		
Possession:	IMMEDIATE		

Public Info. Unique multi-sided red pine, round log home on 45 acres. 3900 sq ft, split level construction compliments the slope of the land. Nature friendly and reforested with groomed trails, spectacular 'S' shaped pond ten feet deep in the center. Open concept main level, designed with no interior roof support walls, lots of large windows, wood stove and pond views. Kitchen with pantry, island and easy access to outside deck with gazebo and barbeque area. Bright and open main level, ideal for entertaining. Loft bedroom with 4 piece bath, walk in closet and westerly pastoral views. Kiddy loft overlooks living space. Entry level has slate flooring, large boot room, bedroom and bathroom. Lower level has hot tub/sauna walk out to the pond, family room, two bedrooms and two bathrooms. Lowest level has laundry, storage and two other functional rooms. Canopied trails for hiking and snow shoeing, fifteen minutes from Beaver Valley and 90 minutes from the GTA.

Directions From Flesherton, travel west on Grey Road 4, turn left or south on Grey Road 14, turn right or west on Durham Road B to property on North side of road.

Type:	Single Family	Heating/Mechanical:	Baseboard, Electric, Fireplace - Gas, Woodstove	Foundation:	Concrete
Style:	5 Level	Garage Type:	None	Basement:	Full, Fully Finished
Title to Land:	Freehold	Water:	Drilled, Well	Interior Features:	Built-in Appliances, Central Vac, Ensuite, Main Floor Master, Sauna
Property Size:	10.0 - 49.99 Acres	Sewer:	Septic	Roof:	Asphalt Shingle
Land Features:	Stream/Pond, View, Wooded/Treed	Utilities/Services:	Electricity, Garbage Pickup, Internet-high speed, Telephone	Flooring:	Concrete, Stone Tile, Wood
Exterior:	Log	Rental Equipm.:	Propane Tank, Water Heater	Accessory Buildings:	Storage Building
		Lease-To-Own Equip:	None	Access:	Year Round Municipal Road
		Driveway:	Private		

Ext. Features: **Deck, Hot Tub, Privacy**

Easements/Restrictions: **None**

INCLUSIONS Central Vacuum, Dishwasher, Dryer, Hot Tub, Refrigerator, Storage Shed, Stove, Washer /

Exclusions None

Bedrooms:	4+2	Sign:	Yes	Waterfront:	No
Bathrooms:	4 \ 1	Lockbox:	Electronic SPIS: No	Waterfront Name:	
Rental Income:	NO	Survey:	No Yr.Built: 1997	SRA:	
Construction Status:	Exists	Garage:	No	Water Frontage:	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	15'8 X IRREG	LOWER LEVEL	OTHER	9' X IRREG HOT TUB
MAIN FLOOR	BEDROOM	17' X IRREG	BASEMENT	BEDROOM	10'9 X IRREG
MAIN FLOOR	MUD ROOM	12' X IRREG	BASEMENT	BEDROOM	10' X IRREG
2ND FLOOR	GREAT ROOM	24' X IRREG	BASEMENT	LAUNDRY	9'6 X IRREG
2ND FLOOR	KITCHEN	23' X IRREG	3RD FLOOR	LOFT	23' X IRREG BEDRM
2ND FLOOR	STORAGE	6'8 X IRREG PANTRY	3RD FLOOR	ENSUITE (2 to 6 pcs)	4 PC
LOWER LEVEL	FAMILY ROOM	14'7 X IRREG	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
LOWER LEVEL	BEDROOM	13'4 X IRREG	LOWER LEVEL	BATH (# pieces 1-6)	3 PC
LOWER LEVEL	BEDROOM	13' X IRREG	LOWER LEVEL	BATH (# pieces 1-6)	3 PC

Additional Charges/Fees: **NO**

Taxes: **\$2,534 (2016)**

Improvement / Capital Chgs: **NO**

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

Listing Office:



Compliments of: **READ HILTON, Sales Person: 705-351-8100**

E-mail: read@readhilton.com

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Company Name: **CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE: 705-445-5454**

Website: <http://www.chestnutpark.com>



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