



Price:	\$645,000	MLS® #:	1720102
Status:	Active		
Address:	354167 OSPREY-ARTEMESIA TOWN LINE		
City:	GREY HIGHLANDS, N0C 1E0		
Side of Road:	East		
Elem Schl:	OSPREY CENTRAL SCHOO	Sec. School:	GHSS FLESHERTON
PKA:			
Lot Dimension/Acreage:	48.8 ACRES		
Road Access:	Yes	Zoning:	RUR
SQ.FT. above:	2,590		
Total SqFt Finished:	2,590		

Public Info. Down a long private drive sits this impressive country home on 48 acres. In a private natural setting it encompasses everything you ever wanted in a recreational property. With three bedrooms, you have your choice of Master either on the main or upper level. The second level loft is multi-purpose, appropriate for additional sleeping, office or den. Hardwood maple flooring throughout the main level, modern kitchen with breakfast nook, large open concept main rooms, wood burning fireplace, bright with lots of windows and long views. Separate hot tub room with walk out to the deck overlooking the landscape. In ground salt water pool, attached garage with inside entry, large mud room and room to grow with a full unfinished basement. Separate detached garage great for extra storage. Cross country ski, snowshoe, hike, fish in the Beaver River right on the property. Do it all in your own back yard. Minutes to Lake Eugenia and the Beaver Valley Ski Club.

Directions From Flesherton, take Grey Road 4 East to Grey Road 13, turn Left or North, up to the 8th Concession, turn Right or East and then travel down to the Osprey-Artemesia Town Line, turn Right or South and travel down to property on Left or East Side of Road, then down the long laneway

Type:	Single Family	Heating/Mechanical:	Fireplace - Wood, Forced Air	Foundation:	Concrete
Style:	2 Storey, Detached	Garage Type:	Attached, Detached, Inside Entry	Basement:	Full, Unfinished
Title to Land:	Freehold	Water:	Drilled, Well	Interior Features:	Alarm, Main Floor Master
Property Size:	10.0 - 49.99 Acres	Sewer:	Septic	Roof:	Metal
Land Features:	Partial Landscaped, Partially Fenced, Stream/Pond, View, Wooded/Treed	Utilities/Services:	Electricity, Garbage Pickup, Internet-Other, Telephone	Flooring:	Carpet, Ceramic Tile, Wood
Exterior:	Hardboard	Rental Equipm.:	Water Heater	Accessory Buildings:	Storage Building
		Lease-To-Own Equip:	None	Access:	Year Round Municipal Road
		Driveway:	Private, Single		

Ext. Features: **Patio, Pool - Inground, Privacy**
 Easements/Restrictions: **Conservation Regs**

INCLUSIONS Dishwasher, Dryer, Hot Tub, Microwave, Pool Equipment, Refrigerator, Stove, Washer, Window Coverings /

Bedrooms:	3	Sign:	Yes	Waterfront:	No
Bathrooms:	2 \	Lockbox:	Electronic SPIS: No	Waterfront Name:	
Rental Income:	NO	Survey:	No	Yr.Built:	1990
Construction Status:	Exists	Garage:	Yes	SRA:	
				Water Frontage:	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	9 X 10	2ND FLOOR	LOFT	13 X 15'9
MAIN FLOOR	DINING NOOK	7'9 X 8' 11	2ND FLOOR	MASTER BEDROOM	11 X 16
MAIN FLOOR	OTHER	12 X 15 HOTTUB ROOM	2ND FLOOR	BEDROOM	10'9 X 12'5
MAIN FLOOR	LIV/DIN COMBINATION	16 X 26	2ND FLOOR	BATH (# pieces 1-6)	5PC
MAIN FLOOR	BEDROOM	12 X 13' 10	MAIN FLOOR	BATH (# pieces 1-6)	3PC
MAIN FLOOR	MUD ROOM	5'4 X 8' 11			

Additional Charges/Fees: **NO**
 Taxes: **\$3,406 (2016)** Improvement / Capital Chgs: **NO**

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



Compliments of: **GAIL CRAWFORD, Sales Person: 705-445-3751**
 E-mail: gail@gailcrawford.com
 Website: <http://www.readhilton.com>
 Company Name: **CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE: 705-445-5454**



All data is subject to Errors, Omissions or revisions and is not warranted. (13-SEP-2017 08:58 EDT)