

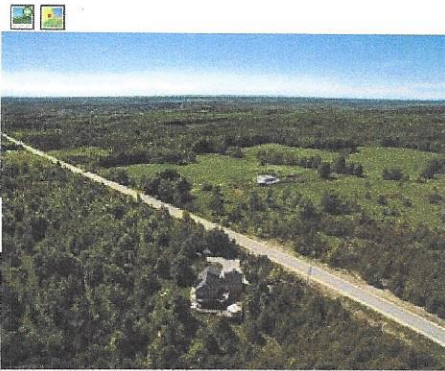
466498 12TH B CONCESSION

Residential/Single Family/For Sale

Price: \$825,000

Flesherton, ON N0C 1E0
Grey County/Grey Highlands/None

Active



1 / 50

MLS® #: **133081**
List Date: **08-Jun-2018**
Bedrooms (AG/BG): **3 (3/0)**
Bathrooms (F/H): **3 (3/0)**

Type: **Detached**
Style: **Bungalowloft**
Sqft Above Grade: **1,400**
Sq Ft Finished: **2,600**
Sq Ft Source: **LBO provided**
Sqft Below Grade: **1,200**
Sq Ft. Unfinished

New Construction: **No**
Title/Ownership: **Freehold**
Recreational: **Yes**
Rooms: **9**
Year Built/Desc: **2011/Completed / New**

Fronting On: **South**
Year Built/Desc: **2011/Completed / New**
Lot Front: **430.07**
Lot Depth: **505.38**
Road Access Fee:
Lot Size/Acres: **3-9.99 Acres/4.57**
Cross Streets: **Grey Rd 13 & 12 ConB**
Access: **Paved Road, Year Round**
Garage Spaces/Type: **2.0/Attached**
Driveway Spaces/Type: **4/Private Double Wide/Asphalt**
Waterfront: **No**
WF Exposure:

Public Remarks: **Escape the city to this very private, picturesque 4.5 acre natural habitat. The best of both worlds, partly landscaped with beautiful armour stone and perennial gardens, then contrasting rugged rolling acreage, with frog pond, fire pit, mature hardwood trees and trails. Inside the Great Room is impressive offering open concept living, vaulted ceilings with pot lights and T&G accents, beautiful stone front fireplace, bright with abundant windows, all south facing and leading to the massive entertaining deck overlooking the landscape. Only 7 years old it is easy to maintain and economical to run. On 3 levels, with 3 bedrooms, all with ensuites, modern kitchen, main floor laundry & double attached garage. Bright finished lower level with high end theatre room, bar, walk out. Prime location on paved road, just steps to Lake Eugenia water access and a few minutes to the BV Ski Club. Absolutely everything you want and need in your country get away. Easy to show, book your appointment now!**

Directions: **From Flesherton, travel East on Grey Road 4, Turn left or North onto Grey Road 13. Travel through Eugenia. Turn right or East onto 12th Concession B, to property on Right or South side of road.**

Interior Features

Interior Features: **Carbon Monoxide Detector, Cathedral Ceiling, Central Vacuum, Finished Loft, Main Floor Laundry, On Demand Water Heater, Smoke Detector, Water Heater Owned, Winterized**
Basement: **Full/Fully Finished/Walk-Out**
Heat Primary/Sec: **Forced Air-Propane/**
HVAC: **Central Air**
Fireplace: **Propane**
Foundation: **Poured Concrete**
Under Contract \$:
Under Contract/Rental Items: **Propane Tank**
Lease To Own Equip: **None**
Accessibility:
UFFI: **No**
Furnace Age:
Plumbing Age: **7 years**
Oil Tank Age:
Wiring Age: **7 years**

Exterior Features

Add'l Monthly Fees:
Lot Shape: **Rectangular**
Exposure: **North**
Pool: **None**
Exterior Finish: **Vinyl Siding**
Lot Irregularities:
Restrictions: **Conservation Control, Environment Protected, Niagara Esc. Commission**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**
Topography: **Partially Cleared, Sloping**
Alternative Power:
Roofing: **Asphalt, Shingles**
Yr Roof Replaced: **2011**
Water/Supply Type: **Well/Drilled Well**
Sewage: **Septic**
Water Treatment: **None**
Exterior Features: **Deck(s), Porch, Privacy**
Other Structures: **Shed**
Site Influences: **Golf, Hospital, Lake Access, Landscaped, Skiing, Trails**
Schools: **GHSS Flesherton McPhail**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Carbon Monoxide Detector, Central Vac, Garage Door Opener, Window Coverings**
Exclusions: **None**

Tax Information

Roll#: **420881000933910**
Pin#: **372530063**
Assessment \$/Year: **\$368,000/2018**
Legal Description: **REG COMP PLAN 840 PT LOT 82 RP 16R6758 PART 2**
Local Improve Fee/Comments No/
Zoning: **Rural Res**
Survey/Year: **Yes 1197**
Taxes/Year: **\$3,918/2018**
Survey Type: **Available**

Rooms

Room	Level	Dimensions	Features
Great Room	M	20'9"x25'	Vaulted Ceiling
Foyer	M	7'8"x10'5"	Other
Bedroom	M	10'9"x15'	Walk-in Closet
Bedroom	2	13'x14'8"	Other
Bedroom	LAG	10'3"x13'9"	Ensuite
Recreation Room	LAG	21'x25'	Other
Bathroom	M		4-Piece, Ensuite
Bathroom	2		3-Piece, Ensuite
Bathroom	LAG		4-Piece

Chestnut Park Real Estate Limited, Brokerage

Client Full Report

Date Printed: 06/08/2018