



Price:	<b>\$575,000</b>	MLS® #:	<b>1720574</b>
Status:	<b>Active</b>		
Address:	<b>525197 ARTEMESIA-EUPHRASIA TOWN LINE</b>		
City:	<b>GREY HIGHLANDS, N0C 1E0</b>		
Side of Road:	<b>West</b>		
Elem Schl:	<b>BEAVERCREST/MARKDALE</b>	Sec. School:	<b>GHSS/FLESHERTON</b>
PKA:			
Lot Dimension/Acreage:	<b>46.59 ACRES</b>		
Road Access:	<b>Yes</b>	Zoning:	<b>A2 - H</b>
SQ.FT. above:	<b>1,200</b>		
Total SqFt Finished:	<b>1,200</b>		
Possession:	<b>IMMEDIATE</b>		

**Public Info.** Picture a roaring fire inside this authentic dove tail log home. Circa 1880 it is a story in itself. On 46 acres, bordering the Rocky Saugeen River it is a rare opportunity to own a piece of history. Traces of the original barn of 1885 remain on the property and a new oversized double car garage and storage building was constructed to replace it. With power and water it presents plenty of opportunity for the new owners. The original cabin has hand hewn beams and wide plank flooring. With a growing family the owners added to the cabin and it is now 6 bedrooms on 2 levels with one bathroom. It is simplistic and rustic with some modern T&G accents. Well maintained it has stood the test of time and has retained all of the original charm and character. One of a kind, located minutes from Markdale and just a short 5 minutes to the Beaver Valley Ski Club.

**Directions** From Markdale, travel East on Grey Road 12, turn Left or North onto the East Back Line, turn Left or West onto Artemesia-Euphrasia Town Line, to property at dead end, on Right or North side of road

Type:	<b>Single Family</b>	Heating/Mechanical:	<b>Electric, Forced Air, Oil, Woodstove</b>	Foundation:	<b>Concrete</b>
Style:	<b>1.5 Storey, Detached</b>	Garage Type:	<b>Detached, Double, Oversized</b>	Basement:	<b>Partial, Unfinished</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Drilled, Well</b>	Interior Features:	<b>Built-in Appliances, Fireplace(s)</b>
Property Size:	<b>10.0 - 49.99 Acres</b>	Sewer:	<b>Septic</b>	Roof:	<b>Asphalt Shingle</b>
Land Features:	<b>Level, Partial Landscaped, Stream/Pond, Wooded/Treed</b>	Utilities/Services:	<b>Cell Service, Electricity, Garage Pickup, Internet-Other, Telephone</b>	Flooring:	<b>Carpet, Cushion/Vinyl/Lino, Wood</b>
Exterior:	<b>Wood</b>	Rental Equipm.:	<b>None</b>	Accessory Buildings:	<b>Storage Building</b>
		Lease-To-Own Equip:	<b>None</b>	Access:	<b>Year Round Municipal Road</b>
		Driveway:	<b>Private, Single</b>		

Ext. Features: **Privacy**  
 Easements/Restrictions: **None**

**INCLUSIONS** Dishwasher, Garage Door Opener(s), Refrigerator, Stove /  
**Exclusions** None

Bedrooms:	<b>6</b>	Sign:	<b>Yes</b>	Waterfront:	<b>No</b>
Bathrooms:	<b>1 \</b>	Lockbox:	<b>Electronic</b> SPIS: <b>No</b>	Waterfront Name:	
Rental Income:	<b>NO</b>	Survey:	<b>No</b> Yr.Built: <b>1880</b>	SRA:	
Construction Status:	<b>Exists</b>	Garage:	<b>Yes</b>	Water Frontage:	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	7'5 X 7'7	MAIN FLOOR	BEDROOM	7'7 X 8'03
MAIN FLOOR	LIV/DIN COMBINATION	16'1 X 22'6	2ND FLOOR	BEDROOM	9'02 X 11'04
MAIN FLOOR	KITCHEN	8'03 X 7	2ND FLOOR	BEDROOM	6'11 X 11
MAIN FLOOR	DINING NOOK	6'10 X 8	2ND FLOOR	MASTER BEDROOM	8'11 X 16'07
MAIN FLOOR	BEDROOM	6'08 X 10'04	MAIN FLOOR	BATH (# pieces 1-6)	4PC
MAIN FLOOR	BEDROOM	7 X 11'04			

Additional Charges/Fees: **NO**  
 Taxes: **\$1,137 (2017)** 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](mailto:read@readhilton.com)  
 Website: <http://www.readhilton.com>  
 Company Name: **CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE: 705-445-5454**  
 Website: <http://www.chestnutpark.com>



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