



Price:	\$389,000	MLS#:	1720074
Status:	Active		
Address:	525833 30 GREY RD		
City:	GREY HIGHLANDS, N0C 1H0		
Side of Road:	North		
Elem Schl:	BEAVERCREST	Sec. School:	GHSS FLESHERTON
PKA:	HUTCHINSON CORNERS		
Lot Dimension/Acreage:	112 X 170`	Zoning:	A2
Road Access:	Yes		
SQ.FT. above:	1,000		
Total SqFt Finished:	1,500		

Public Info. Versatile property ideal for skiers, or retiring couple. Bungalow at Hutchinson Corners, just minutes to the BVSC, with four bedrooms, two full baths, attached oversized two car garage. Mud room entry, perfect for unloading your gear with heated floors. Renovated with 3/4" oak hardwood on main level, modern 3 piece bath, three bedrooms, modern kitchen with oak cabinetry, open to the living/dining. South facing windows. Lower level is partly above ground, finished with family room, bedroom, 3 piece bath with heated floors and shower, laundry, laminate floors and fantastic three season room facing north, peaceful views of the yard, just under 1/2 acre. Wiring and plumbing all re-done, great well water and roof done in 2006. Minutes from the amenities of Markdale, with hospital, shopping, restaurants, groceries. Well maintained, tastefully done and no work to do!

Directions From Markdale, take Grey Road 12 East, then turn Right or East onto Grey Road 30, to property on Left or North Side of road, at Hutchison's Corners

Type:	Single Family	Heating/Mechanical:	Forced Air, In Floor, Oil	Foundation:	Concrete
Style:	Bungalow - Ranch	Garage Type:	Attached, Double, Oversized	Basement:	Full, Fully Finished
Title to Land:	Freehold	Water:	Drilled, Well	Interior Features:	Alarm, Main Floor Master
Property Size:	Under 0.5 Acres	Sewer:	Septic	Roof:	Metal
Land Features:	Corner Location, Partial Landscaped	Utilities/Services:	Cell Service, Electricity, Garbage Pickup, Internet-high speed, Telephone	Flooring:	Heated, Laminate, Wood
Exterior:	Asbestos Siding, Vinyl, Other	Rental Equipm.:	Alarm System	Accessory Buildings:	Storage Building
		Lease-To-Own Equip:	None	Access:	Year Round Municipal Road
		Driveway:	Double		

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

INCLUSIONS Dishwasher, Dryer, Garage Door Opener(s), Refrigerator, Satellite Dish, Storage Shed, Stove, Washer, Water Purifier, Water Softener, Window Coverings /
EXCLUSIONS Two (2) Sets of skis attached to the wall in living room, Three (3) season room

Bedrooms:	3+1	Sign:	Yes	Waterfront:	No
Bathrooms:	2 \	Lockbox:	Electronic SPIS: No	Waterfront Name:	
Rental Income:	NO	Survey:	No Yr.Built: 1962	SRA:	
Construction Status:	Exists	Garage:	Yes	Water Frontage:	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	7'3 X 22'6	MAIN FLOOR	MASTER BEDROOM	11'6 X 12'3
MAIN FLOOR	KITCHEN	12 X 12'3	LOWER LEVEL	REC ROOM	12'3 X 15'6
MAIN FLOOR	DINING ROOM	12'3 X 12	LOWER LEVEL	BEDROOM	10 X 11'6
MAIN FLOOR	LIVING ROOM	12 X 17'9	LOWER LEVEL	SUNROOM	13'3 X 14'6
MAIN FLOOR	BEDROOM	11'9 X 13	MAIN FLOOR	BATH (# pieces 1-6)	3PC
MAIN FLOOR	BEDROOM	10'3 X 13	LOWER LEVEL	BATH (# pieces 1-6)	3PC

Additional Charges/Fees: **NO**

Taxes: **\$2,283 (2017)** Improvement / Capital Chgs: **NO**

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



Compliments of: **GAIL CRAWFORD, Sales Person: 705-445-3751**
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All data is subject to Errors, Omissions or revisions and is not warranted. (13-SEP-2017 08:56 EDT)