



GAIL CRAWFORD
Chestnut Park Real Estate Limited, Brokerage
Cell: 705-445-3751 direct Gail

Cross Property Full

Listing

554378 23 GLENELG ROAD
West Grey, ON N0C 1H0
Grey County/West Grey/

Residential/Single Family/For Sale Price: **\$1,450,000.00**
Active



MLS® #: **173850**
List Date: **29-Jan-2019** Bedrooms (AG/BG): **5 (4+1)**
DOM: **4** Bathrooms (F/H): **4 (3/1)**
Conditions of Sale:
Farm Type: **Equestrian, Hobby**
Type: **Detached**
Style: **2 Storey**
Sqft Above Grade: **2,668** Sqft Below Grade: **1,165**
Sq Ft Finished: **3,833** Sq Ft Unfinished: **0**
Sq Ft Source: **Builder Floor Plan(s)**
New Construction: **No** # Rooms: **18**
Title/Ownership: **Freehold** Recreational: **No**
Fronting On: **South** Year Built/Desc: **2003/Completed / New**
Lot Front: **3,300.00** Lot Depth:
Road Access Fee: Lot Size/Acres: **75-99.99 Acres/98.66**
Lot Info: Lot Size Source: **GeoWarehouse**
Access: **Municipal road, Year Round**
Garage Spaces/Type: **2.0/Attached**
Driveway Spaces/Type: **4/Private Double Wide/Gravel**
Waterfront: **No** WF Exposure:
Leased Land Fee:

Public Remarks: **Ready for fresh air, tranquility, maple syrup, the Milky Way & 98 acres to call your own? This versatile property has cut trails through mixed bush to explore, 40 acres tillable land to work, 10 acres Maple Bush for tapping & a chance to raise your family where the only noise is the occasional horse neigh! Surrounded by flower gardens & glistening ponds this 5 brm, 4 bath custom built gem has engineered pecan & maple floors w/ in floor heat on 2 levels. Modern kitchen w/ built in appliances, granite counters, cherry cabinetry, breakfast nook leading to the sun filled deck. Living room w/ air tight wood stove, bright yet cozy. Formal dining room, hobby room, laundry, 2pc bath. Second level w/ 4 large bedrooms w/ shared bath, in-floor heat & laundry chute. Oversized master with balcony, walk in closet, stylish ensuite. Lower Level w/ walk out to sheltered patio, hot tub, 5th bedroom/ bath. Horse barn built in 2004, ash finishes with 10 stalls, wash stall, outdoor 70 x 150 riding arena.**

Directions: **From Markdale take Grey Rd 12 South to Glenelg Rd 23, property down 2 km on right.**

Interior Features

Interior Features: **Alarm System, Appliances Negotiable, Built-In Appliances, Carbon Monoxide Detector, Central Vacuum, Countertop Range, Hot Tub, Main Floor Laundry, Oven Built-in, R2000, Smoke Detector, Sump Pump, Water Heater Owned, Winterized**
Basement: **Full/Fully Finished/Walk-Out** Fireplace: **Fireplace Insert, Wood**
Heat Primary/Sec: **Geothermal, Hot Water-Other, In Floor/Airtight Stove**
HVAC: **Central Air, HRV System, In Floor** Foundation: **Poured Concrete**
Under Contract \$: **\$38.00** UFFI: **No** Furnace Age: **2018**
Under Contract/Rental Items: **Security System** Plumbing Age: **2003**
Lease To Own Equip: **None** Oil Tank Age:
Accessibility: **Shower Stall** Wiring Age: **2003**

Exterior Features

Add'l Monthly Fees: Exposure: **None** Pool:
Lot Shape: **Rectangular** Lot Irregularities: FH Comm Elem Fee:
Exterior Finish: **Hardboard, Stone**
Restrictions: **None**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, School Bus Route, Telephone, Underground Wiring**
Topography: **Flat, Logging Potential, Partially Cleared, Rolling, Wetlands, Wooded/Treed** Alternative Power: **Generator-wired**
Roofing: **Asphalt** Yr Roof Surface Replaced: **2018**
Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**
Water Treatment: **Reverse Osmosis, UV System, Water Softener**
Exterior Features: **Deck(s), Hot Tub, Privacy, Year-Round Living**
Site Influences: **Hobby Farm, Landscaped, Pond, Trails**
Schools: **GHSS Flesherton, Beavercrest Markdale**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Central Vac, Garage Door Opener, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Satellite Dish, Window Coverings**

Exclusions: **None**

Tax Information

Roll#: **420522000301200** Local Improve Fee/Comments **No/**
Pin#: **372370106** Zoning: **A1 H** Taxes/Year: **\$5,500/2018**
Assessment \$/Year: **\$821,000/2016** Survey/Year: **No** Survey Type:
Legal Description: **LOT 15 CONCESSION 8 LESS RP 16R7402 PARTS 7/8 BEING 98.66 ACRES**

REALTOR® Information

Private Remarks **** Please use SCHEDULE B on all offers found in documents tab. * (also listed under FARM MLS® 173775) Look under documents for more information. Geothermal heating/cooling \$3900 annually includes pond lights and hot tub. New roof 2018. To**

the east 100 acres of managed forest. Municipality claimed 1.4 acres off the front of the property to widen the road.

Show Instructions: **TLBO (List Brokerage)**
 Commission: **2.5%+TAX**
 Int Bearing Trust Acct: **IB** SPIS Schedule:
 Lockbox: **Electronic**
 Commence Date: **29-Jan-2019** Expire Date: **30-Jan-2020**
 Seller Name: **Mary Louise Pillisch and Thomas Leslie Pillisch**
 Alternate ML#: **173775**

Occupancy: **Owner**
 Possession: **Owner**
 Arranged/Altered Contract **No**
 Sign: **Yes**
 Contact Expired: **No**
 CDOM: **4**

List Brokerage 1: [Chestnut Park Real Estate Limited, Brokerage](#)

List Salesperson 1: [GAIL CRAWFORD, Salesperson](#)
 Email: gail@gailcrawford.com
 L/SP Fax:

List Brokerage 2: [Chestnut Park Real Estate Limited, Brokerage](#)

List Salesperson 2: [READ HILTON, Salesperson](#)
 Email SP2: read@readhilton.com

L/BR Phone: **(705) 445-5454**
 L/SP Phone: **(705) 445-3751**
 L/SP Cell:
 Brokerage Web: <http://www.chestnutpark.com>
 Brkr Phone: **(705) 445-5454**
 SP Phone: **(705) 351-8100**
 L/SP Cell: **(705) 351-8100**

Room	Level	Dimensions	Features
Living Room	M	17'2"x20'5"	Fireplace
Kitchen	M	16'9"x15'6"	
Dining Nook	M	10'8"x13'4"	
Other	M	9'1"x17'7"	
Dining Room	M	11'6"x13'10"	
Laundry Room	M	5'x13'	
Bathroom	M		2-Piece
Master Bedroom	2	17'2"x20'4"	Ensuite
Bedroom	2	14'1"x14'4"	
Bedroom	2	12'6"x13'11"	
Bedroom	2	11'9"x13'	
Ensuite	2		5+ Piece
Bathroom	2		4-Piece
Bedroom	L	16'8"x15'8"	
Family Room	L	22'10"x26'10"	Walkout to Balcony/Deck
Bathroom	L		3-Piece
Cold Room	L	12'5"x7'10"	
Utility	L	16'8"x12'8"	

Prepared By: **GAIL CRAWFORD, Salesperson**
 Chestnut Park Real Estate Limited, Brokerage

Full Report

Date Printed: 02/02/2019

All data is subject to Errors, Omissions or Revisions and is not warranted. 02/02/2019 12:47:55 PM