

Cross Property Client Full

586113 10B SIDEROAD

Residential/Single Family/For Sale

**Price:
\$1,099,000.00**

**Grey Highlands, ON N0C 1H0
Grey County/Grey Highlands/None**

Active



MLS®#: **157643**
List Date: **04-Oct-2018**
Type: **Detached**
Style: **2 Storey**
Sqft Above Grade: **2,100**
Sq Ft Finished: **3,000**
Sq Ft Source: **LBO provided**
New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **North**
Lot Front: **0.00**
Road Access Fee:
Access: **Municipal road, Year Round**
Garage Spaces/Type: **2.0/Attached**
Driveway Spaces/Type: **6/Private Single Wide/Gravel**
Waterfront: **No**

Bedrooms (AG/BG): **4 (3/1)**
Bathrooms (F/H): **3 (3/0)**
Sqft Below Grade: **900**
Sq Ft. Unfinished
Rooms: **14**
Recreational: **Yes**
Year Built/Desc: **1985/Completed / New**
Lot Depth: **50-74.99**
Lot Size/Acres: **Acres/51.12**
WF Exposure:

Public Remarks: **Play hard on 51 acres of rugged terrain, then step into sheer luxury in this 4 bdrm, 3 bath Porter Skelton design. Main rooms have towering floor to ceiling windows, flooding the rooms with natural light. Pine clad beams set the tone for relaxation & entertainment. The conversation piece, an artistic 3 sided, ledge rock chimney wall spanning 2 floors. Gourmet kitchen w/ quartz counters, slate staggered tile, double wide breakfast island, gas stove topped w/ eye-catching range hood. MF offers 2 bedrooms w/ 4 pc bath, Carrera marble tile, RH vanity w/ granite top. Upper level suite w/ loft sitting room, large master w/ east facing balcony, 3pc ensuite w/ heated floors/ granite counter. LL with media room, games/ craft room & large dorm style bedroom w/ 5 built in bunks, clever in design & great use of space, 3pc bath w/ staggered ledge rock shower wall. Outside large composite deck, arctic spa hot tub, fire pit, rolling hills, hardwood bush & abundant trails for any activity.**

Directions: **From Markdale, travel east on Grey Road 12, to Grey Road 30, turn right or east & travel to Hutchison's Corners, then turn left or north onto the 7th Line, travel north to 10B Sideroad, then turn right or east to property on left or north side of road**

Interior Features

Interior Features: **Built-In Appliances, Carbon Monoxide Detector, Cathedral Ceiling, Central Vacuum, Countertop Range, Finished Loft, Gas Stove(s), Hot Tub, Main Floor Laundry, Skylight, Winterized**
 Basement: **Full/Fully Finished/** Fireplace: **Wood**
 Heat Primary/Sec: **Heat Pump/**
 HVAC: **Central Air, In Floor** Foundation: **Poured Concrete**
 Under Contract \$: **\$75.00** UFFI: **No** Furnace Age:
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: **West** Pool: **None**
 Exterior Finish: **Vinyl Siding, Wood**
 Restrictions: **Conservation Control**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, School Bus Route, Telephone**
 Topography: **Open space, Partially Cleared, Rolling, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt** Yr Roof Replaced: **2010**
 Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**
 Water Treatment: **UV System**
 Exterior Features: **Controlled Entry, Deck(s), Hot Tub, Landscape Lighting, Privacy, Year-Round Living**
 Site Influences: **Backs onto Greenspace, Forest Management, Skiing, Trails**
 Schools: **Beavercrest Markdale Ghss Flesheron**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Central Vac, Garage Door Opener, Hot Tub, Hot Tub Equipment**

Exclusions: **All window coverings, media room speakers.**

Tax Information

Roll#: **420839000903450** Local Improve Fee/Comments /
 Pin#: **371630096** Zoning: **D2** Taxes/Year: **\$3,660/2018**
 Assessment \$/Year: **\$524,000/2016** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 10 CAN 6 EUPRASIA AS IN R547155; GREY HIGHLANDS**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Living Room	M	12'x18'	Fireplace
Dining Room	M	15'x12'	Walkout to Balcony/Deck
Kitchen	M	14'x17'	
Bedroom	M	10'x10'	Engineered Hardwood
Bedroom	M	10'x9'	Engineered Hardwood
Bathroom	M		4-Piece
Bedroom	2	13'x14'	Balcony/Deck
Loft	2	13'x15'	
Ensuite	2		3-Piece, Heated Floor
Mud Room	M	11'x7'	
Theatre/Media Room	L	18'x17'	
Games Room	L	17'x12'	
Bedroom	L	17'x12'	
Bathroom	L		3-Piece

Chestnut Park Real Estate Limited, Brokerage

Client Full Report

Date Printed: 10/04/2018

Prepared By: READ HILTON, Salesperson

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