



Price:	\$545,000	MLS® #:	1616523
Status:	Active		
Address:	417 QUIET VALLEY RD		
City:	GREY HIGHLANDS, N0C 1H0		
Side of Road:	West		
Elem Schl: BEAVERCREST/MARKDALE Sec. School: GHSS FLESHERTON			
PKA:	EAGLES NEST	Zoning:	NEC
Lot Dimension/Acreage:	108 ACRES		
Road Access:	Yes		
Possession:	30 DAYS		

Public Info.

Where Eagles Soar! Experience all nature has to offer on this 108 acre parcel of land right in the Heart of the Beaver Valley. Winding laneway leads to the plateau with magnificent Valley views and building site. Soft and hardwood bush, walking/snowshoeing trails seasonal creeks, ravines and plentiful wildlife are yours to enjoy and explore. A building permit has been issued for a 3000 sq ft home but has expired and must be re-applied for. Quiet Valley is just outside of the Village of Kimberley only a short drive to Collingwood and Blue Mountain. The area offers fantastic cycling, boating on Lake Eugenia, canoeing on the Beaver River, Golf and skiing at the Beaver Valley Private Ski club. Join us for a walk and experience the best the Beaver Valley has to offer.

Directions

From Kimberley, travel North on Grey Road 13, to Sideroad 19, turn Left or West to Quiet Valley Road, turn Left or South to property on Right or West Side or road.

Type:	VL: Residential	Water:	None	Site Influences:	Rec. Nearby, Ski Hills, Treed, View
Land Use:	Recreational, Residential, Wood Lot/Timber	Sewer:	None	Access:	Year Round Municipal Road
Sale/lease:	For Sale Only	Utilities/Services:	Cell Service, Electricity, Garbage Pickup, Internet-high speed		
Title to Land:	Freehold	Driveway:	Double, Private		
Property Size:	Over 100 Acres	Soil Type:	Other		
Land Features:	Cleared - Part, Partially Fenced, Sloping / Terrace, View, Wooded/Treed	Documents:	Land Survey		

Easements/Restrictions: **Conservation Regs**

INCLUSIONS / None

Exclusions None

Sign:	Yes	Waterfront:	No
SPIS:	No	Waterfront Name:	
Survey:	Yes (2014)	SRA:	
		Water Frontage:	

Workable Acres: 0	Treed Acres: 0	Fenced Acres: 0
Pasture Acres: 0	Waste/Other Acres: 0	Tiled Acres: 0

# of Outbuildings	0
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Additional Charges/Fees: NO	Improvement / Capital Chgs: NO
Taxes: \$3,848 (2016)	

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