

117 LAKEVIEW Road, Grey Highlands, Ontario N0C 1M0

Client Full
Active / Residential

117 LAKEVIEW Rd Grey Highlands
Pending Board Approval

MLS® #: 40194782
Price: **\$2,250,000**



Grey/Grey Highlands/Grey Highlands

2 Storey/House



Water Body: **Brewster's Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Lower		1	
Main	1	2	1
Second	2	1	

Beds: **3 (3 + 0)**
 Baths: **4 (3 + 1)**
 SF Fin Total: **5,608/Plans**
 SF Fin Range: **3001 to 4000**
 AG Fin SF: **3,273.00/Plans**
 BG Fin SF: **2,335.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$8,250/2020**

Remarks/Directions

Public Rmks: **Spectacular Jack Arnold designed French Country Estate! A 5 minute walk through your own forested trail down to the shore of Beautiful Brewster's Lake. Relax on your own dock while taking in the peaceful and quiet surrounds of this no "gas motor" lake. Enjoy a peaceful paddle or cast a line, either way this is a great place to unwind. Only 9 minutes to Devils Glen Ski club and 20 minutes to Osler Bluff Ski club. Many luxury finishes include soaring timber framed ceilings, cherry hardwood floors, 2 gas fireplaces, French doors, formal living room and dining room with butler's pantry. Only 9 minutes to Devils Glen Ski club and 20 minutes to Osler Bluff Ski club. A main floor primary suite with walk-in closet and spa like ensuite bath overlooks the pool area and landscaped backyard. Two additional bedrooms, one with an attached sitting room and balcony, complete with full bath are located on the upper level. The chef's kitchen features high end appliances, built in cabinetry and opens to the family room making this home perfect for entertaining family and friends. The finished lower level features a rec/media room and plenty of space for a home gym or office, another full bath as well as a sauna. In addition to the in-ground pool, hot tub and landscaped gardens, you'll find over 3 acres of mature greenery surrounding the property creating your own private oasis. Just a 5 minute stroll to the water's edge brings you to the dock area and conservation waterfront. Close to the areas private ski clubs and a short drive to Collingwood and Blue Mountain, book your private showing today. Covid protocols in place.**

Directions: **Hwy 26 to Grey County Rd 2, turn left onto Grey County Rd 4, turn left onto Road 63, turn left onto Highpoint Crescent, turn right at the 1st cross street onto Lakeview Rd, to sign on right hand side.**

Common Elements

Waterfront

Features: **No Motor, Water Access, Other**
 Dock Type: **Public Docking**
 Shoreline: **Mixed, Natural, Weedy**
 Shore Rd Allow: **Not Owned**
 Channel Name:

Boat House:
 Frontage: **110.00**
 Exposure: **North**
 Island Y/N: **No**

Exterior

Exterior Feat: **Balcony, Fishing, Hot Tub, Landscaped, Lawn Sprinkler System, Patio(s), Privacy, Year Round Living**
 Construct. Material: **Stone, Wood**
 Shingles Replaced:
 Year/Desc/Source: **2000//Owner**
 Property Access: **Public Road**
 Other Structures: **Other**
 Pool Features: **Inground, Outdoor**
 Garage & Parking: **Attached Garage//Outside/Surface/Open, Private Drive Double Wide//Gravel Driveway**
 Parking Spaces: **11**
 Parking Level/Unit:
 Services: **Cell Service, Electricity, High Speed Internet, Telephone**
 Water Source: **Drilled Well, Well**
 Lot Size Area/Units: **3.400/Acres**
 Lot Front (Ft): **273.00**
 Location: **Rural**
 Area Influences: **Ample Parking, Beach, Cul de Sac/Dead End, Downtown, Golf, Highway Access, Lake Access, Lake/Pond, Landscaped, Major Highway, Open Spaces, Park, Playground Nearby, Quiet Area, Schools, Shopping Nearby, Skiing, Trails, Other**

Foundation: **Poured Concrete**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Winterized:
 Driveway Spaces: **8.0**
 Garage Spaces: **3.0**
 Sewer: **Septic**
 Water Tmnt:
 Acres Range: **2-4.99**
 Acres Rent:
 Lot Depth (Ft): **935.00**
 Lot Shape: **Irregular**
 Lot Irregularities: **see docs**
 Land Lse Fee:
 View: **Trees/Woods**
 Topography: **Flat, Wooded/Treed**
 Retire Com:
 Fronting On: **North**

Interior

Interior Feat: **Air Exchanger, Built-In Appliances, Sauna**
 Basement: **Full Basement**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Heating: **Fireplace-Propane, Geothermal**
 Under Contract: **Hot Water Heater**
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Hot Tub, Microwave, Pool Equipment, Refrigerator, Satellite Dish,**


Basement Fin: **Fully Finished**
 Contract Cost/Mo:

Exclusions: **Stove, Washer**
Cut glass light fixture over bath tub in Ensuite Washroom. Chandelier in dining room. Sink in the downstairs powder room. Victorian chandelier in master bedroom ensuite.

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **LT 30 PL 843 OSPREY ; S/T RIGHT IN GS155057; GREY HIGHLANDS**
Zoning: **R1** Survey: **None/**
Assess Val/Year: **\$747,000/2021** Hold Over Days:
PIN: **372610179** Occupant Type: **Owner**
ROLL: **420814000508926** Deposit: **5%of list price**
Possession/Date: **90+ Days/**
Possession Rmks: **negotiable**

Brokerage Information

List Date: **12/14/2021**
List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 
Source Board: **The Lakelands**

Prepared By: **STEVE SIMON, Salesperson**

Date Prepared: **12/15/2021**

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Information deemed reliable but not guaranteed. CoreLogic Matrix

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			2-Piece
Family Room	Main	16' 0" X 16' 0"	4.88 X 4.88	
Kitchen	Main	15' 10" X 12' 11"	4.83 X 3.94	
Dining Room	Main	12' 5" X 16' 0"	3.78 X 4.88	
Living Room	Main	24' 9" X 17' 5"	7.54 X 5.31	
Bedroom Primary	Main	15' 7" X 20' 5"	4.75 X 6.22	
Bathroom Primary	Main			5+ Piece
Bedroom	Second	15' 11" X 14' 2"	4.85 X 4.32	
Den	Second	14' 8" X 13' 1"	4.47 X 3.99	
Bedroom	Second	18' 2" X 10' 5"	5.54 X 3.17	
Bathroom	Second			4-Piece
Bathroom	Lower			4-Piece
Den	Lower	14' 11" X 19' 0"	4.55 X 5.79	
Gym	Lower	21' 3" X 34' 8"	6.48 X 10.57	

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Click the LifeStyle Match button to prioritize which property features matter most to you.

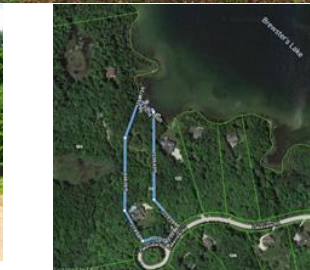
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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Date:
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