**The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.**

**Property Features for**

**139087 Grey Rd 112, Meaford**

**Exterior**
- Stunning resort
- 47 acres
- 3 storey home
- Georgian Bay views
- Renovated sugar shack
- 1850’s Log cabin
- Drive in shed
- Single car garage
- Work shop
- Screened in Gazebo
- Water fountain
- Swimming pond (40ft deep in middle)
- Outdoor sauna
- Classic french pizza oven
- Large deck
- Walking and snowshoe trails
- Unique perennial gardens
- Total living space of 4000sqft in 3 pristine buildings

**Interior**
- 3 bedrooms including master suite
- 3 bathrooms
- Open plan kitchen/dining/living
- Library/den
- 2 storey glass Sunroom
- Laundry room

**Kitchen**
- Custom-crafted birch wood kitchen, professionally designed for functionality
- Good size pantry
- Granite countertops

**Top level master suite**
- Ensuite 3pc bathroom
- Walk out to balcony with Bay views and incredible sunset views
- AC unit

**The Area**
- Short drive to Downtown Meaford, beaches, restaurants and shops
- 20 minute drive from Thornbury and Owen Sound
Renovations and updates

About the house
Blasted into the limestone escarpment, this home was built in 1989 by previous owners. They wanted the ideal location to capture the views of Georgian Bay & Beaver Valley, to ensure their privacy and quiet and to create a geothermal effect from the bedrock. John Hix, architect, designed an environmental passive solar home with his trademark 2-story glass sunroom.

History
Originally called Blackberry Hill by first settlers because field was covered in blackberry bushes. Few original bushes remain by sunflower garden. Originally settled in 1840’s as part of Crown rewarding Loyalists & veterans who fought in war of 1812. Original farmhouse foundation located just to south of existing log cabin & barn foundation to east. Some of found farm implements displayed in log cabin & continue to find relics scattered on property. The old barn is unique due to its size & 2-storey nature built into slope.

2008
• Installed hand-crafted birch cabinets
• All new appliances
• Flooring
• Large pantry
• Adjoining office space was repositioned as library and added a maple bookcase spanning the width of the room

2010 – 2011
• 3rd floor MBR addition and deck
• Maple hardwood floors installed 2nd & 3rd floor & stairs.
• 1st floor hardwood refinished
• Moved 2nd floor walls to create larger foyer space
• All washrooms gutted and completely redone
• New roof, all new windows, all new moulding, new interior doors
• Replaced electrical heat with heat pump technology and ductless air conditioning
• High-end equipment and quality finishings
• New paint throughout

2009 – 2015
• Major new landscaping and hardscaping to create multiple perennial gardens
• Enhanced walking & snowshoeing trails
• Guest log cabin renovations including new roof, new chimney and reconditioned woodstove (2009)

2015 - 2017

** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

2016
• Complete renovation of former sugar shack, electrified and repositioned as gym/studio.
• Mason built new fire pit and repaired outdoor wood-fired pizza oven.

2018
• 14 ft screened Gazebo with full brick foundation
• Created extensive gazebo garden
• New water softener and enhanced filtration system

2019
• Changed out air conditioning heat pump 2nd & 3rd floors for top-of-the-line Mitsubishi system
• Painters in to touch up interior & exterior