



Tarynn Lennox
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Cross Property Client Full RES

181 LANKTREE DRIVE
Kimberley, ON NOC 1G0
Grey County/ Grey Highlands/

Residential/ Single Family/ For Sale Price: \$649,000.00
Active



MLS@#: **226427**
List Date: **04-Oct-2019** Bedrooms (AG/BG): **4 (2/ 2)**
Bathrooms (F/H): **3 (2/ 1)**

Type: **Detached**
Style: **Bungalow**
Sqft Above Grade: **1,600** Sqft Below Grade: **612**
Sq Ft Finished: **2,212** Sq Ft. Unfinished:
Sq Ft Source: **Floor plan(s)**
New Construction: **No** # Rooms: **11**
Title/Ownership: **Freehold** Recreational: **No**
Year Built/Desc: **1995/ Completed / New**
Fronting On: **East** Year Built/Desc:
Lot Front: **100.00** Lot Depth: **204.00**
Road Access Fee: Lot Size/Acres: **Under .5 Acre/**
Access: **Year Round**
Driveway Spaces/Type: **3/ Front Yard, Private Single Wide/ Gravel**
Waterfront: **No** WF Exposure:
Leased Land Fee:

Public Remarks: **Charming 4-bed chalet located a short drive from Beaver Valley Ski Club. The ideal weekend getaway for the ski season! The main level features open concept kitchen/dining with lots of cupboard space & walk out to the deck, living area with hardwood floors throughout & cozy wood burning fireplace to enjoy after a long day on the hills! Head upstairs to find a spacious master bed with plenty of closet space, shared 4pc bath & a guest bedroom. The lower level is fully finished & boasts 2 good-sized beds, 3pc bath & a rec room. A great spot to accommodate kids and guests! Mature trees surround the property creating the perfect, private retreat! Outside you'll also find a wrap around deck, fire pit & back entrance to a mudroom to store your skis. The community backs onto a vast amount of crown land and has easy access to stunning area trails including the well-known Old Baldy lookout & Bruce trail, featuring breathtaking views of Beaver Valley! 6km from Beaver Valley Ski Club.**

Directions: **From Thornbury, Follow Beaver Valley Road to Grey Road 7, Turn Right, Turn Left onto Lanktree Drive, Property is on the Right**

Interior Features

Interior Features: **Carbon Monoxide Detector, Central Vacuum, Main Floor Laundry, Smoke Detector**
Basement: **Full/ Fully Finished/** Fireplace: **Wood**
Heat Primary/Sec: **Forced Air-Electric/ Heat Pump**
HVAC: **Central Air, Duct Work** Foundation: **Poured Concrete**
Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
Exterior Finish: **Wood**
Restrictions: **None**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup**
Topography: **Wooded/Treed** Alternative Power:
Roofing: **Asphalt** Yr Roof Surface Replaced:
Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
Exterior Features: **Porch**
Other Structures: **Shed**
Site Influences: **Backs onto Greenspace, Skiing, Trails**

Inclusions/Exclusions

Inclusions: **Dishwasher, Refrigerator, Stove NEST Thermostat**

Exclusions: **Washer.Dryer, Electric Fireplace, Camera at front door.**

Tax Information

Roll#: **420839000412602** Local Improve Fee/Comments /
Pin#: **371630138** Zoning: **Residential** Taxes/Year: **\$4,478/ 2000**
Assessment \$/Year: **\$319,000/2019** Survey/Year: **Yes 2000** Survey Type: **Available**
Legal Description: **PT BLK A PL 933; PT LT 2 PL 933 PT 5, 6 16R7598; S/T INTEREST IN R146530; T/W R434899; GREY HIGHLANDS**

Rooms

Room	Level	Dimensions	Features
Living Room	M	13'5"x18'5"	
Kitchen	M	11'1"x13'1"	
Dining Room	M	12'x10'6"	
Bathroom	M	6'1"x4'11"	2-Piece
Master Bedroom	2	24'4"x12'11"	
Bedroom	2	14'4"x11'1"	
Bathroom	2	6'1"x4'11"	4-Piece
Recreation Room	B	15'9"x18'10"	
Bedroom	B	10'x10'6"	

Bedroom B 8'11"x10'6"

Bathroom B 3-Piece

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 11/20/2019

Prepared By: Tarynn Lennox, Salesperson

Royal LePage Locations North (Thornbury), Brokerage

Search Criteria

Status is one of 'Active', 'Conditional'

List SP MUI is 11402375

Co List Agent MUI is 11402375

Co List Agent Agent 2 MUI is 11402375

Co List Agent 3 MUI is 11402375

Selected 1 of 2 results.