



Giovanni Boni
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Royal LePage Locations North (Thornbury), Brokerage
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Cross Property Client Full RES

1454 42 COUNTY ROAD

Stayner, ON L0M 1S0

Simcoe County/ Clearview/

Residential/ Single Family/ For Sale Price: \$994,000.00

Active



MLS#: **266775**
List Date: **16-Jun-2020**
Type: **Detached**
Style: **2 Storey**
Sqft Above Grade: **1,824**
Sq Ft Finished: **1,824**
Sq Ft Source: **Floor plan(s)**
New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **West**
Lot Front: **987.52**
Road Access Fee:
Access: **County Road**
Driveway Spaces/Type: **4/ Front Yard/ Gravel**
Waterfront: **No**
Leased Land Fee:
Bedrooms (AG/BG): **5 (5/ 0)**
Bathrooms (F/H): **2 (2/ 0)**
Sqft Below Grade: **0**
Sq Ft. Unfinished
Rooms: **11**
Recreational: **Yes**
Year Built/Desc: **1890/ Completed / New**
Lot Depth: **1,307.10**
Lot Size/Acres: **25-49.99 Acres/ 28.00**

Public Remarks: **Incredible opportunity to acquire 28 acres just outside of Stayner and the Town of Creemore. Just an hour drive from Toronto Pearson Airport and 20 mins from Downtown Collingwood! Charming, 5 bed century home located on a vast amount of beautiful land surrounded by mature trees and stunning scenery, with views of Devils Glen Ski Club. Make this your hobby farm or put it in your investment portfolio, so many options with this piece of land. Close to Collingwood, Creemore, Barrie and all area amenities. Covid 19 protocols in place.**

Directions: **Take HWY 26 from Collingwood leading onto County Road 42, property is on your right.**

Interior Features

Interior Features: **Central Vacuum, Main Floor Laundry, Smoke Detector**
Basement: **Crawl Space/ None/**
Heat Primary/Sec: **Forced Air-Oil, Hot Water-Oil/**
HVAC: **None**
Under Contract \$:
Under Contract/Rental Items: **Hot Water Tank**
Foundation: **Stone**
UFFI: **No**
Furnace Age:
Plumbing Age:

Exterior Features

Add'l Monthly Fees:
Exterior Finish: **Brick**
Restrictions: **Oak Ridges Moraine**
Services: **At Lot Line-Municipal Water, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed**
Topography: **Flat**
Roofing: **Metal**
Water/Supply Type: **Municipal-Metered/**
Other Structures: **Workshop**
Site Influences: **Airport, Greenbelt/Conservation, Hobby Farm, Major Highway, Skiing, Trails**
Exposure:
Pool: **None**
Alternative Power:
Yr Roof Surface Replaced:
Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Dryer, Microwave, Refrigerator, Stove, Washer, Central Vac**

Exclusions: **none**

Tax Information

Roll#: **432901000216800**
Pin#: **582350036**
Assessment \$/Year: **\$216,000/2020**
Legal Description: **PT LT 21 CON 3 NOTTAWASAGA PTS 1 & 2 51R9541, S/T DEBTS IN RO214036; CLEARVIEW**
Local Improve Fee/Comments /
Zoning: **Residential**
Survey/Year: **No**
Taxes/Year: **\$1,996/ 2019**
Survey Type:

Rooms

Room	Level	Dimensions	Features
Bedroom	M	9'9"x12'6"	
Bathroom	M		3-Piece
Dining Room	M	16'10"x14'5"	
Kitchen	M	7'11"x6'10"	
Laundry Room	M	11'10"x7'10"	
Living Room	M	12'3"x16'10"	
Bathroom	2		3-Piece
Bedroom	2	10'6"x8'3"	
Bedroom	2	10'6"x8'5"	
Bedroom	2	9'9"x8'4"	
Master Bedroom	2	10'4"x9'9"	

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Prepared By: Giovanni Boni, Salesperson

Client Full Report

Date Printed: 06/16/2020

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