



**JENNA DAVIS**  
 Sale Representative  
 Jenna@lifestylesnorth.com  
 Royal LePage Locations North (Collingwood) Brokerage  
 Cell: 705-888-6365

**Cross Property Client Full RES**

**235335 13 GREY ROAD**  
**Kimberley, ON N0C1G0**  
 Grey County/ Grey Highlands/

**Residential/ Single Family/ For Sale Price: \$469,900.00**  
**Active**



MLS#: **252746**  
 List Date: **25-Mar-2020** Bedrooms (AG/BG): **4 ( 4/ 0)**  
 Bathrooms (F/H): **2 ( 2/ 0)**

Type: **Detached**  
 Style: **1.5 Storey**  
 Sqft Above Grade: **1,568** Sqft Below Grade: **268**  
 Sq Ft Finished: **1,568** Sq Ft. Unfinished  
 Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **12**  
 Title/Ownership: **Freehold** Recreational: **No**  
 Fronting On: **North** Year Built/Desc: **0/ Unknown**  
 Lot Front: **170.00** Lot Depth: **260.00**  
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/**  
 Access: **Year Round**  
 Driveway Spaces/Type: **4/ Mutual/Shared/ Gravel**  
 Waterfront: **No** WF Exposure:  
 Leased Land Fee:

Public Remarks: **Charming 4-bed home located a short drive from Beaver Valley Ski Club & Blue Mountain. The ideal year round family home or weekend getaway! The main level features open concept kitchen/dining, living space, bedroom suite w/kitchenette, 4pc bath & separate outside access, & mudroom. The partial basement offers a den & laundry. Head to the upper level & you'll find 3 good sized beds w/access to the top tier deck & incredible views of Old Baldy lookout. Lush greenery & landscaped gardens surround the home, with a picturesque stream at the back of the property, views of the escarpment, 2 tier deck & a large barn boasting historic character w/original horse stalls & old milled planks on the interior walls. With easy access to area trails including the well-known Old Baldy lookout & Bruce trail, you can enjoy many seasons outside taking in the breathtaking views! Enjoy the tranquility of this unique location, just 20 mins to Thornbury & close to the quaint town of Kimberley.**

Directions: **Grey Rd 19- Right on Grey Rd 2- Left on Grey Rd 119- Left to Grey Rd 13.**

**Interior Features**

Interior Features: **Bed & Breakfast, Carbon Monoxide Detector, In-law Capability, In-Law Suite, Multiple Kitchens, Water Heater Owned**  
 Basement: **Full/ Partially Finished/** Fireplace:  
 Heat Primary/Sec: **Forced Air-Oil/**  
 HVAC: **None** Foundation: **Concrete Block, Stone**  
 Under Contract \$: UFFI: Furnace Age: **2001**  
 Under Contract/Rental Items: **None** Plumbing Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: Pool: **None**  
 Exterior Finish: **Vinyl Siding**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**  
 Topography: **Flat, Rolling, Wooded/Treed** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Surface Replaced:  
 Water/Supply Type: **Municipal/** Sewage: **Septic**  
 Exterior Features: **Balcony, Deck(s), Porch**  
 Site Influences: **Landscaped, Skiing, Trails**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove**

Exclusions: **Washing machine, All bookcases, Church pew, Breville oven in second kitchen, Grow lights in basement, Some perennials (only splittings) Some garlic (of the 150 planted) Four sentimental seedling trees.**

**Tax Information**

Roll#: **420839004103400** Local Improve Fee/Comments /  
 Pin#: **371610060** Zoning: **R1** Taxes/Year: **\$1,795/ 2019**  
 Assessment \$/Year: **\$165,000/2020** Survey/Year: **No** Survey Type:  
 Legal Description: **LT 2 PL 441 EUPHRASIA S/T R406926; GREY HIGHLANDS**

**Rooms**

Room	Level	Dimensions	Features
Bathroom	M		4-Piece
Bedroom	M	14'11"x13'10"	
Dining Room	M	13'4"x12'11"	
Kitchen	M	13'4"x6'8"	
Kitchen	M	9'5"x8'8"	
Living Room	M	13'4"x14'7"	
Mud Room	M	13'6"x4'9"	
Bathroom	2		4-Piece
Bedroom	2	7'5"x11'3"	

**Master Bedroom**      2      **13'4"x16'3"**  
**Bedroom**                2      **14'6"x11'3"**  
**Laundry Room**        L      **8'7"x8'**

**Royal LePage Locations North (Collingwood), Brokerage**

**Client Full Report**

**Date Printed: 03/25/2020**

**Prepared By: JENNA DAVIS, Salesperson**

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**Search Criteria**

Status is one of 'Active', 'Conditional'  
List SP MUI is 11401028  
Co List Agent MUI is 11401028  
Co List Agent Agent 2 MUI is 11401028  
Co List Agent 3 MUI is 11401028  
Selected 1 of 3 results.