

Property Features of
235335 Grey Rd 13 Kimberley

Exterior

- Views of the famous Old Baldy lookout
- Vinyl siding
- Shared driveway with ample parking
- 2 tier deck
- Barn (approx 35'x25') is 'double walled' original drive shed, with old horse stalls. Foundation is rough old timbers, but interior siding boards are historic milled planks. Drive port added in the 1980's.
- Landscaping, perennials, bulbs, vegetable plot and over 100 trees planted
- Stream at back north east corner of the property line, behind the barn.
- Acreage - 1 acre
- Lot size - 170ft x 260ft

Interior

- 1568 sqft
- 4 bedrooms
- 2 bathrooms
- Open plan kitchen/dining
- Living room
- Mudroom
- Basement den
- Views of Old Baldy lookout trail

Main floor

- Bedroom with kitchenette, 4pc bathroom and separate access outside (air bnb potential)
- Living space with access to mudroom and exterior
- Kitchen/Dining

Upper Level

- 3 bedrooms
- 4pc bathroom
- Access to upper deck

Basement

- Partially finished
- Laundry - new exterior hose plumbed in 2018.
- Den

Area

- Minutes from Beaver Valley Ski Club
- Short drive to Thornbury
- Easy access to stunning area trails including the well-known Old Baldy lookout and Bruce trail

** 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.



LISTING INFO

UTILITIES 2018

- Hydro \$1306.10
- Oil \$2054.88 (payment plan with Highland Fuels, Dundalk)
- Municipal Water: \$1485.63 (Grey Highland's, Kimberley system)

INCLUSIONS

- Dryer, fridge, stove, dishwasher,
- Windowsill shelf in upper master bedroom.
- Picnic table

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.

OTHER

- Water - municipal
- Furnace is 2001, forced air oil.
- Oil Tank is in the shed attached to the back of the house, on concrete pad.
- Hot water tank owned (2017)
- Sump pump
- Foundation is mixed. Original stone and concrete under front of the house.
- Dirt crawl space.
- 1970 addition is concrete block.

UPGRADES

- 2014: Foundation dug out 10 feet deep on south and west side of the 1970's addition and waterproofing of block wall.
- New drainage outlet over 100 feet to street drainage.
- Landscaping perennials and shrubs follow the trench to the back-flow valve
- Second kitchen added in 2017
- Roof (asphalt tiles) was done in 2013.
- New addition south side 2018
- West side of kitchen addition 2019
- Front deck 2012.
- Upper deck 2018.

UPPER ADDITION ADDED TO BACK BEDROOM

- Roof raised 1'6"
- 5 new windows and glass door
- Upper deck and back stairs
- Insulation added to back bedroom roof and above kitchen

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