

**Property Features of
160 Pellisier Street, Eugenia**

Exterior

- Steps from Eugenia falls
- Expansive wrap around deck with forest views
- Outdoor entertaining space
- Landscaped gardens and tall trees for privacy
- Garden pond and fountain
- Fire pit
- Foundation: Poured Concrete
- Exterior Finish: Vinyl Siding
- Formerly used as a Bed and breakfast
- Lawn treatment to be completed by 'Weed Man'

Interior

- 6 bedrooms
- 3 bathrooms
- Ground floor apartment
- 1 full kitchen and 1 kitchenette
- 2 living spaces
- Loft space

Ground floor

- Kitchenette
- Living space
- Master suite with 3pc ensuite
- 2 guest bedrooms
- 3pc ensuite/shared bath
- Walk out to private patio
- Utility room
- Storage

Upper floor

- Great room with cathedral ceilings
- Huge windows
- Forest views
- Open plan kitchen/dining with walk out to wrap around back deck
- 2 guest bedrooms
- 4pc shared bathroom
- Reading nook

Loft

- Overlooking great room
- Forest views
- Master bedroom
- Hobby/Office space
- 4 skylights
- Sitting area



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable.
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Area

- Year round outdoor recreational paradise for cyclists, hikers, paddlers, boaters, skiers, snowmobilers and ATVers.
- Lake Eugenia, just minutes away, provides plenty of opportunities for swimming, water sports and fishing.
- Located within 30 minutes from the Georgian Bay beaches, restaurants, nightlife and shops of Collingwood, Blue Mountain, Thornbury and Meaford.
- 10 minutes from Beaver Valley Ski Club
- A short walk to Eugenia's general store and Flying Chestnut restaurant

Other property information

- Taxes: approx \$3800
- Currently used as a guesthouse
- Heat Primary/Sec: Forced Air-Propane
- HVAC: Air Exchanger. Central air roughed in
- Water heater owned
- Restrictions: Municipal driveway
- Services: Cell Service, Electricity, Garbage/Sanitary Collection, Telephone
- Topography: Sloping, Wooded/Treed
- Water/Supply Type: Well
- Sewage: Septic
- Exterior Features: Deck(s), Porch
- Site Influences: Golf, Greenbelt/Conservation, Landscaped, River/Stream, Skiing, Trails, Canoe/Kayak, rock climbing, boating, cycling, swimming, off road vehicles, historical

Utilities & other costs (approx)

- Hydro \$2400/year

Lot 164 (adjacent forested lot included in sale)

- Lot 164 has a propane line and no other utilities.

Inclusions

- fridge, stove, dishwasher, washer, dryer, window coverings

Exclusions

- Mirror in upstairs bathroom



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