

160 PELLISIER Street, Eugenia, Ontario N0C 1E0

Client Full
Active / Residential

160 PELLISIER St Eugenia

MLS® #: 274533
Price: **\$765,000**



Grey/Grey Highlands/Grey Highlands 1.5 Storey/House

	Beds	Baths	Kitch
Main	3	2	1
Second	2	1	1
Third	1		

Beds: **6 (6 + 0)**
Baths: **3 (3 + 0)**
SF Total: **2,643/Plans**
SF Range: **2001 to 3000**
Abv Grade Fin SF: **2,643.00**
Blw Grade SF: **0.00**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,800/2020**

Remarks/Directions

Public Rmks: **Steps from Eugenia Falls, you'll find this 6 bed, 3 bath home with adjacent forested lot included, surrounded by mature trees & beautiful landscaping. Located within 30 minutes from the Georgian Bay beaches, restaurants, nightlife and shops of Collingwood, Blue Mountain, Thornbury. The ground level offers 3 beds; all with walk outs & ensuite bath, living space, kitchenette & laundry. Head upstairs to a large great room with huge windows, cathedral ceilings and forest views! You'll also find 2 beds, 4pc bath & kitchen/dining w/walk out to a wrap around deck. The loft has a master, sitting area, w/skylights & hobby/office space. Close to many hiking trails to explore, including the Beaver Valley Bruce Trail access point at Eugenia Falls. A short walk to Eugenia falls, general Store & Flying Chestnut restaurant. The ideal investment property with great income potential or family home. 10 mins from BVSC. Covid 19 protocols in place.**

Directions: **From Grey Rd 13, turn west on Pellisier St, travel toward the falls, last house on left before Eugenia Falls**
Common Elements

Exterior

Exterior Feat: **Balcony, Deck(s), Porch**
Construct. Material: **Vinyl Siding**
Roof/Year: **Asphalt Shingle/** Foundation: **Poured Concrete** Prop Attached: **Detached**
Year/Desc/Source: **2003/Completed / New/**
Property Access: **Public Road, Year Round Road**
Pool Features: **None**
Parking Features: **Gravel Driveway, Private Single Driveway**
Parking Spaces: Driveway Spaces: **4** Carport Sp: **Septic**
Garage Sp/Desc: Sewer: **Septic**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Telephone**
Water Source: **Drilled Well, Well** Water Trmnt:
Lot Size: Acres Range: **< 0.5** Acres Rent:
Lot Front: **133.00** Lot Depth: **159.00**
Area Influences: **Golf, Greenbelt/Conservation, Landscaped, River/Stream, Skiing, Trails, Other**
Topography: **Sloping, Wooded/Treed** Fronting On: **North**
Restrictions: **Municipal**

Interior

Interior Feat: **Air Exchanger, Bed & Breakfast, Cathedral Ceiling, Finished Loft, Main Floor Laundry, Multiple Kitchens, Skylight, Water Heater Owned, Other**
Security Feat: **Smoke Detector(s)**
Basement: **None**
Heating: **Forced Air-Propane**
Under Contract: **Water Softener** Contract Cost/Mo: **40.00**
Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**
Exclusions: **Upstairs bathroom mirror**

Brokerage Information

List Brokerage: **Royal LePage Locations North (Collingwood), Broker**
Source Board: **Southern Georgian Bay**

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