

# 196857 7 GREY Road, Grey Highlands, Ontario N4L 1W7

Client Full  
**Active / Residential**

**196857 7 GREY Rd Grey Highlands**

MLS® #: 40176853  
Price: **\$1,199,000**



## Grey/Grey Highlands/Grey Highlands

### 2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds: **3 ( 3 + 0 )**  
 Baths: **2 ( 2 + 0 )**  
 SF Fin Total: **2,705/Plans**  
 SF Fin Range: **2001 to 3000**  
 AG Fin SF: **2,705.00/Plans**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,879/2020**

### Remarks/Directions

**Public Rmks:** Charming century home located in a beautiful country setting in the Grey Highlands, just 10 minutes from Meaford and Thornbury and close to the area's private ski/golf clubs. Pastoral views, mature trees and landscaped gardens surround this lovely home set on nearly 8 acres of land. Extensively updated throughout including new front porch and upstairs verandah (2019), new wood stove (2019), new roof and foundation on north side of the home (2020), entire lane cleared of encroaching trees and much more! The light-filled main floor boasts amazing country views, a cozy living room with a Castleton wood stove and access to the updated front porch, open plan dining room with new bay window (2020) and a large kitchen featuring wood floors, plenty of prep space and granite counters complete with an eating area. You'll also find a 3pc bathroom, laundry, mudroom and a seasonal sunroom. Head upstairs to find original pine floors, a spacious primary bedroom with vaulted ceilings and mini greenhouse/insulated porch, 5pc bathroom featuring jet tub and walk in shower, 2 guest bedrooms and a balcony to admire the pretty country views with engineered drain floor. The 3rd floor has a finished attic space that could be a great area for a den, study or another bedroom. Outside boasts panoramic views of the beautiful Grey Highlands countryside, well-maintained gardens with stone borders, huge mature trees, a pond, pumpkin patch and an expansive garage/workshop. Close to the area's picturesque hiking trails, private ski/golf clubs and quaint towns including the Georgian Bay Club, Georgian Peaks Ski Club, Meaford and Thornbury, this is country living at its finest! Covid protocols in place.

**Directions:** Grey Rd 40 South to Grey 7 Road W

### Common Elements

#### Exterior

Exterior Feat:	<b>Balcony, Landscaped, Porch, Privacy, Storage Buildings</b>	Roof:	<b>Shingles</b>
Construct. Material:	<b>Brick, Stone</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:		Apex Age:	<b>100+ Years</b>
Year/Desc/Source:	//	Rd Acc Fee:	
Property Access:	<b>Municipal Road, Paved Road</b>	Winterized:	
Other Structures:	<b>Shed</b>		
Garage & Parking:	<b>Detached Garage//Private Drive Triple+ Wide//Gravel Driveway</b>	Garage Spaces:	<b>2.0</b>
Parking Spaces:	<b>7</b>	Driveway Spaces:	<b>5.0</b>
Parking Level/Unit:		Parking Assigned:	
Services:	<b>Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone</b>	Sewer:	<b>Septic</b>
Water Source:	<b>Drilled Well</b>		
Lot Size Area/Units:	<b>/</b>	Acres Rent:	
Lot Front (Ft):	<b>376.00</b>	Lot Shape:	<b>Irregular</b>
Location:	<b>Rural</b>	Land Lse Fee:	
Area Influences:	<b>Ample Parking, Beach, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Marina, Open Spaces, Park, Place of Worship, Schools, Shopping Nearby, Skiing, Trails, Other</b>	Retire Com:	
View:	<b>Panoramic, Trees/Woods</b>	Fronting On:	<b>East</b>
Topography:	<b>Dry, Sloping</b>	Exposure:	<b>West</b>
Restrictions:			
School District:	<b>Bluewater District School Board</b>		
High School:	<b>Georgian Bay Community School</b>		
Elementary School:	<b>Georgian Bay Community School</b>		

#### Interior

Interior Feat:	<b>Auto Garage Door Remote(s), Sump Pump, Water Heater Owned, Water Softener</b>
Security Feat:	<b>Alarm System, Smoke Detector(s)</b>
Basement:	<b>Crawl Space</b>
Basement Feat:	<b>Exposed Rock</b>
Laundry Feat:	<b>Main Level</b>
Cooling:	<b>Other</b>
Heating:	<b>Geothermal, Woodstove</b>
Inclusions:	<b>Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings</b>
Exclusions:	<b>Grandfather clock. Furniture negotiable.</b>

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **PT LT 29 CON 4 EUPHRASIA PT 1 16R1531; GREY HIGHLANDS**  
 Zoning: **R1**  
 Assess Val/Year: **\$346,000/2021**  
 PIN: **371280184**  
 ROLL: **420839000303800**  
 Possession/Date: **Other/**  
 Possession Rmks: **tbd**

Local Improvements Fee:  
 Survey: **None/**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **5% of list**

#### Brokerage Information

List Date: **10/15/2021**  
 List Brokerage: **[Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#)**  
 Source Board: **The Lakelands**

**Prepared By: Todd Vanzuilekom, Salesperson**

**Date Prepared: 10/16/2021**

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**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			3-Piece
Dining Room	Main	12' 1" X 21' 8"	3.68 X 6.60	
Kitchen	Main	16' 11" X 14' 9"	5.16 X 4.50	
Laundry	Main	11' 8" X 15' 0"	3.56 X 4.57	
Desc: Previously known as the 'summer kitchen'				
Living Room	Main	13' 7" X 16' 1"	4.14 X 4.90	
Sunroom	Main	6' 6" X 14' 7"	1.98 X 4.44	
Bathroom	Second			5+ Piece
Bedroom	Second	8' 6" X 14' 0"	2.59 X 4.27	
Bedroom	Second	11' 2" X 12' 9"	3.40 X 3.89	
Bedroom Primary	Second	17' 1" X 23' 0"	5.21 X 7.01	
Other	Second	2' 6" X 5' 8"	0.76 X 1.73	
Desc: Solarium in primary bedroom				
Attic	Third	22' 3" X 18' 9"	6.78 X 5.72	
Storage	Basement	11' 4" X 21' 0"	3.45 X 6.40	
Utility Room	Basement	15' 2" X 22' 3"	4.62 X 6.78	

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Click the LifeStyle Match button to prioritize which property features matter most to you.

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Green Energy Efficient:  
 Green Energy Generation:  
 Green Indoor Air Quality:  
 Green Sustainability:  
 Green Water Conservation:  
 Energy Certification:  
 Date:  
 Information Statement:

Level:

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