

**Property Features of
495530 Grey Rd 2, The Blue Mountains**

Exterior

- 3 acres
- 2636sqft Horse stalls and barn
- 600sqft garage and workshop
- New metal roof and siding (2018)
- Mature trees surrounding the property
- Bruce trail across the road

Interior

- 4 bedrooms
- 2 bathrooms
- Great room
- Kitchen/dining
- Loft space
- Wood floors
- Type and age of hot water tank - propane on demand

Kitchen/Dining

- Built in microwave
- Wood cabinets
- Island with seating
- Dining space with doors leading out to the back deck

Great room

- 22ft ceilings
- Large windows with country views
- Plenty of light for a bright, open space
- Wood stove
- Wood ceilings

Primary suite

- Large room
- Big windows
- Wood ceiling
- Closet space

Ground Floor

- Perfect guest space
- 3 bedrooms
- 4pc bathroom
- Large windows throughout

Area

- Close to the areas public and private ski/golf clubs, beaches and Bruce trail system
- 10 minutes to Downtown Thornbury
- Ravenna market 3 minutes away
- A short drive to Blue Mountain Village



** 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.

Other property info

- Taxes: \$3000 (approx)

Inclusions

- Fridge, dishwasher, microwave, washer, dryer, high-end BOSCH dishwasher, electric stove, high-end Fischer Playtel 2018

Exclusions

- Machines, a gator, a grizzly, tack room equipment, the fridge and the freezer in the garage, furniture, cutlery and dishes, tools and accessories, barbecue, canoe, the chandelier in the dining room, artwork, freezer and beer fridge in the furnace room

Utilities (approximate)

- Hydro Fee - Approx. \$6000/yr
- Gas/Oil Fee - Approx. \$4000/yr
- Sewage/Water Fee - maintenance \$500/yr



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