



## Cross Property Client Full RES

**112 ECHO VALLEY ROAD**

**Residential/ Single Family/ For Sale**

**Price:**  
**\$1,199,999.00**

**Chatsworth, ON N0H 1K0**  
**Grey County/ Chatsworth/**

**Active**



MLS#: **264535**  
List Date: **10-Jun-2020**  
Bedrooms (AG/BG): **4 ( 4/ 0)**  
Bathrooms (F/H): **2 ( 2/ 0)**

Type: **Detached**  
Style: **Bungalow**  
Sqft Above Grade: **1,698**  
Sq Ft Finished: **3,114**  
Sq Ft Source: **Floor plan(s)**  
New Construction: **No**  
Title/Ownership: **Freehold**  
# Rooms: **13**  
Recreational: **No**  
Year Built/Desc: **2012/ Completed / New**

Fronting On: **West**  
Lot Front: **693.00**  
Road Access Fee: **Year Round**  
Access: **Year Round**  
Garage Spaces/Type: **2.0/ Detached**  
Driveway Spaces/Type: **5/ Private Single Wide/ Gravel**  
Waterfront: **Yes**  
WF Exposure: **South East**  
WF Type/Name: **Lake/ McCullough Lake**  
Shore Rd Allowance: **Not Owned**  
WF Features: **Beach, Dock, Water Access**  
Shore Line: **Clean, Mixed, Sandy**  
Leased Land Fee:

Sqft Below Grade: **1,416**  
Sq Ft. Unfinished  
Lot Depth: **187.75**  
Lot Size/Acres: **3-9.99 Acres/ 3.00**

**Public Remarks:** Nestled in-between mature trees of a 3 acre lot on a peninsula on McCullough Lake, you'll find an impressive custom Lindal post and beam home boasting over 600ft of lakefront, unique local Canadian craftsmanship throughout and many architectural features. The main floor is an open plan with vaulted ceilings, exposed beams, oak wood floors, views of the lake, stone surround wood burning fp in great room, dining area and replica farmhouse kitchen & spa like bath. A spacious main floor master suite has lake views, WIC & walk out to back deck. You'll also find an upper loft area overlooking the great room and a second bedroom/den. The lower level walk-out is fully finished w/potential for an in-law suite, featuring a rec room, 2 guest beds, games room, storage, bathroom & kitchenette. The property has over 600 ft of frontage on this deep clean lake. An oversized detached double garage has plenty of storage. This property is the ideal lake home! Covid 19 protocols in place.

**Directions:** Heading south on hwy 6 go through Williamsford, right on McCollough lake road. Once you hit the T turn left on 5 concession. Echo valley Rd on the left hand side

### Interior Features

Interior Features: **Alarm System, Gas Stove(s), In-law Capability, Smoke Detector**  
Basement: **Full/ Fully Finished/ Walk-Out**  
Heat Primary/Sec: **Forced Air-Propane/ Fireplace-Wood**  
Hvac: **Central Air**  
Foundation: **Poured Concrete**  
Under Contract/Rental Items: **Internet, Propane Tank, Other (see Remarks)**  
Plumbing Age:

### Exterior Features

Add'l Monthly Fees:  
Exterior Finish: **Log, Stone, Wood**  
Restrictions: **Environment Protected**  
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup, Telephone, Underground Wiring**  
Topography: **Level, Wooded/Treed**  
Roofing: **Asphalt**  
Water/Supply Type: **Well/ Drilled Well**  
Exterior Features: **Deck(s), Privacy**  
Other Structures: **Gazebo**  
Site Influences: **Lake Access, Landscaped, Water View**

Exposure: **South East**  
Pool: **None**  
Alternative Power:  
Yr Roof Surface Replaced:  
Sewage: **Septic**

### Inclusions/Exclusions

**Inclusions:** Dishwasher, Dryer, Refrigerator, Stove, Washer Scarecrow, 2 kayaks, 1 canoe, 1 paddleboat, all firewood

**Exclusions:** Art above bed in master. Kitchen island table negotiable

### Tax Information

Roll#: **420432000226635**  
Pin#: **371860201**  
Assessment \$/Year: **\$665,000/2020**  
Legal Description: **PT LT 21 CON 4 SULLIVAN PT 4 16R6653; CHATSWORTH**

Local Improve Fee/Comments /  
Zoning: **R1**  
Survey/Year: **No**  
Taxes/Year: **\$7,855/ 2020**  
Survey Type:

### Rooms

Room	Level	Dimensions	Features
Bathroom	M		4-Piece
Bedroom	M	10'6"x10'4"	
Dining Room	M	15'x9'3"	

Kitchen	M	10'11"x14'6"	
Living Room	M	15'x21'	
Master Bedroom	M	12'11"x29'6"	
Loft	2	15'x14'9"	
Bedroom	LAG	9'8"x16'4"	
Bedroom	LAG	9'8"x18'9"	
Bathroom	LAG		4-Piece
Games Room	LAG	9'8"x11'2"	
Kitchen	LAG	9'11"x9'9"	
Recreation Room	LAG	15'5"x35'8"	

Royal LePage Locations North (Collingwood), Brokerage

Client Full Report

Date Printed: 06/11/2020

Prepared By: JENNA DAVIS, Salesperson

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#### Search Criteria

Status is one of 'Active', 'Conditional'

List SP MUI is 11401028

Co List Agent MUI is 11401028

Co List Agent Agent 2 MUI is 11401028

Co List Agent 3 MUI is 11401028

Selected 1 of 5 results.