

**Welcome to
196857 Grey Road 7
Grey Highlands**

PROPERTY FEATURES

Exterior

- Nearly 8 acres of land
- Located next to an OFSC snowmobile trail
- Century home
- Garage/workshop
- Pumpkin patch
- Long laneway up to the house
- Landscaped gardens with stone borders
- Mature trees
- Pond
- Balcony/verandah
- Porch
- Water: Drilled well
- Sewers: Septic

Interior

- 3 bedrooms
- 2 bathrooms
- Light filled main level
- Kitchen/eating area
- Dining room
- Sunroom
- Laundry room
- Mudroom
- Second level
- 3rd level Attic
- Celler with tons of storage
- Geothermal heat

MAIN LEVEL

Living room

- Castleton wood stove
- Country views
- Access to front porch

Dining

- Bay window replicating original

UPPER LEVELS

- 2 guest bedrooms
- Large primary bedroom
- 5pc bathroom with walk in shower and jet tub
- Attic space on 3rd floor - could be a bedroom, den, office

Primary bedroom

- Large space
- Vaulted ceilings
- Desk space area
- Mini greenhouse/insulated porch



** 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.

Area

- Minutes from Meaford and Thornbury's dining, shops, harbour and trails
- Beaver Valley trail behind the property
- A short drive to private ski/golf clubs
- Close to picturesque hiking/biking trails
- Georgian Bay Club > 13 mins
- Georgian Peaks Ski Club > 14 mins
- Lora Bay Golf Club > 12 mins
- Craigleith Ski Club > 20 mins
- Alpine Ski Club > 18 mins
- Beaver Valley Ski Club > 15 mins
- Osler Ski Club > 25 mins
- Blue Mountain > 23 mins
- Thornbury > 13 mins
- Meaford > 9 mins
- Devils Glen Ski Club > 40 mins

Inclusions

- Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings

Exclusions

- Grandfather clock

UPDATES

- new front porch and upstairs verandah (2019)
- Second story verandah has engineered drain floor beneath visible floor.
- New deck(2019)
- New roof, board/batten and foundation on north side (2020)
- Back entry entirely rebuilt (2020)
- New dining room bay window replicating original (2020)
- Approx 15 trees removed from the property (near home and parking) and entire lane cleared of encroaching trees
- Lane re-graveled(2019), parking area dug down 4 inches and graveled.
- Electrical inspected and upgraded by local master electrician
- New wood stove (soapstone) (2019), Castleton model 8031, installed/certified by WETT inspector.
- New mini greenhouse/insulated porch off primary bedroom.

Utilities/fees

- Vary: summer \$140/month, winter double depending on usage
- Snow Plowing cost \$750-850 per season



** 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.