

384317 4 Concession, Priceville, Ontario N0C 1K0

Listing

Client Full
Active / Residential

384317 4 Cn Priceville

MLS®#: 40186773
 Price: \$1,360,000



Grey/West Grey/West Grey

Bungalow Raised/House

	Beds	Baths	Kitch
Lower		1	
Main	2	2	1

Beds: 2 (2 + 0)
 Baths: 3 (3 + 0)
 SF Fin Total: 2,230/LBO provided
 SF Fin Range: 2001 to 3000
 AG Fin SF: 2,230.00/LBO provide
 Common Interest: Freehold/None
 Tax Amt/Yr: \$3,946/2021

Remarks/Directions

Public Rmks: **Set back from the road, on a peaceful 5.5 Acres, sits this Stunning Hill Top Country Home with double detached garage. Built in 2019, this 3,025 sq. ft., 2 level home offers a spacious open concept main living area with vaulted ceiling and wood stove. Long clean lines with darker accent walls showcase the vast array of natural light illuminating the space. The uniquely warm and welcoming atmosphere envelopes the large open space of this energy efficient home. Stunning gourmet kitchen with high end appliances and centre island, and a living room walk-out to a spacious covered deck are just some of the many features. The comfortable primary suite has a walk-in closet, a full ensuite bath and the added luxury of a walk out to a private outdoor shower. Also on the main floor you will find a spacious guest room with walk-in closet and cheater ensuite privileges, a good sized mud room and a separate, well equipped laundry room. The lower level continues with a warm, bright & open family room, full bath, plus many extras. With high end appliances and finishes, the attention to detail in this home must be seen to be fully appreciated!**

Directions: **From Flesherton - Grey Road 4 west, right (north) on Grey Road 23, right (east) on Concession 4 to 384317 on the north side. Note - no sign on property**

Common Elements

Exterior

Exterior Feat:	Balcony, Deck(s), Patio(s)			
Construct. Material:	Steel, Wood	Foundation:	Concrete	Roof:
Shingles Replaced:				Metal Detached
Year/Desc/Source:	2019//Owner			Prop Attached:
Property Access:	Public Road, Year Round Road			0-5 Years
Other Structures:	Shed			Apx Age:
Pool Features:	None			Rd Acc Fee:
Garage & Parking:	Detached Garage//Carpport Parking, Front Yard Parking, Private Drive Single Wide			Winterized:
Parking Spaces:	14	Driveway Spaces:	12.0	Garage Spaces:
Parking Level/Unit:		Parking Assigned:		2.0
Services:	Cell Service, Electricity, High Speed Internet, Recycling Pickup, Underground Wiring			Sewer:
Water Source:	Drilled Well	Water Tmnt:	Water Softener	Septic
Well Cap Gall/Min:		Well Testing:		
Lot Size Area/Units:	5.500/Acres	Acres Range:	5-9.99	Well Depth Ft:
Lot Front (Ft):	557.74	Lot Depth (Ft):		220
Location:	Rural	Lot Irregularities:		Acres Rent:
Area Influences:	Arts Centre, Campground, Golf, Hospital, Library, Major Highway, Place of Worship, Quiet Area, School Bus Route			Irregular
View:	Panoramic, Trees/Woods			Land Lse Fee:
Topography:	Sloping, Wooded/Treed			
Restrictions:	None			Retire Com:
				Fronting On:
				North
				Exposure:
				South

Interior

Interior Feat:	Air Exchanger, Built-In Appliances, Countertop Range, Oven Built-in, Propane Tank, Separate Heating Controls, Sewage Pump, Sump Pump, Upgraded Insulation, Ventilation System, Water Softener, Workshop		
Security Feat:	Carbon Monoxide Detector(s), Smoke Detector(s)		
Access Feat:	32" Min Doors, Bath, Doors Swing In, Hallway Widths 42" or More, Hard/Low Nap Floors, Kitchen, Lever Door Handles, Lever Faucets, Open Floor Plan, Raised Toilet, Roll-In Shower		
Basement:	Full Basement	Basement Fin:	Fully Finished
Basement Feat:	Separate Entrance, Walk-Out		
Laundry Feat:	Laundry Room, Washer Hookup		
Cooling:	Ductless		
Heating:	Airtight Stove, In-Floor, Propane, Radiant, Other		
Fireplace:	/Wood Stove		
Under Contract:	Refrigerator(s)	FP Stove Op:	
Lease to Own:	None	Contract Cost/Mo:	
Inclusions:	Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Range Hood, Refrigerator, Smoke		

Detector, Stove, Washer, Window Coverings

Electric Age: **2** Plumbing Age: **2** Furnished:
 Furnace Age: Tank Age: **2** UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 17-18 CON 5 NDR GLENELG PT 1 17R3370; WEST GREY**
 Zoning: **A2** Survey: **Available, Boundary Only/ 1991**
 Assess Val/Year: **\$368,000/2016** Hold Over Days: **90**
 PIN: **372380271** Occupant Type: **Owner**
 ROLL: **420522000507620**
 Possession/Date: **Flexible/** Deposit: **50000+**

Brokerage Information

List Date: **11/12/2021**
 List Brokerage: **SEA AND SKI REALTY LIMITED Brokerage (KIM)** 
 Source Board: **Grey Bruce Owen Sound**

Prepared By: KAREN COX, Broker of Record**Date Prepared: 11/15/2021**POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms**MLS® #: 40186773**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Great Room	Main	26' 8" X 17' 6"	8.13 X 5.33	
Kitchen	Main	17' 6" X 14' 8"	5.33 X 4.47	
Bedroom Primary	Main	15' 3" X 15' 1"	4.65 X 4.60	5+ Piece, Ensuite, Walk-in Closet
Bathroom	Main			5+ Piece, Ensuite
Bedroom	Main	14' 1" X 8' 11"	4.29 X 2.72	Ensuite Privilege
Bathroom	Main			3-Piece, Ensuite Privilege
Laundry	Main	8' 7" X 6' 5"	2.62 X 1.96	
Mud Room	Main	8' 7" X 8' 4"	2.62 X 2.54	
Family Room	Lower	31' 6" X 17' 6"	9.60 X 5.33	
Other	Lower	10' 4" X 8' 6"	3.15 X 2.59	
Bathroom	Lower			3-Piece
Storage	Lower	53' 0" X 15' 0"	16.15 X 4.57	

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