



Price: \$725,000	MLS® #: 1703550
Status: Active	
Address: 429330 8TH B CON	
City: GREY HIGHLANDS, N0C 1M0	
Side of Road: South	
Elem Schl: MAXWELL	Sec. School: FLESHERTON
PKA: BREWSTERS LAKE	
Lot Dimension/Acreage: 250' X 1275' (7.11 ACRE)	Zoning: RURAL RES
Road Access: Yes	
SQ.FT. above: 1,591	
Total SqFt Finished: 2,700	
Possession: TBA	

Public Info. Custom Country Retreat. ICF Construction, energy efficient, 5 bedrooms, 3 full baths on 7.11 acres. Maple kitchen, stone backsplash, cherry island, wide plank flooring, cherry window trim, vaulted ceiling, sky lights, long view of landscaped and wooded backyard. Expansive deck, above ground pool and hot tub. Lower level walk-out, 9 ft. ceilings, heated flagstone floors, only 20-30 min to downtown Collingwood. Snowshoe on your own property trail exist.

Directions From Collingwood, Hwy 124 to Singhampton to Rd 4 (past Brewster Lake); west to Sideroad 63; north to Conc 8B

Type: Single Family	Heating/Mechanical: Forced Air, In Floor, Propane	Foundation: ICF
Style: 1.5 Storey	Garage Type: Attached, Double	Basement: Full, Walkout, Fully Finished
Title to Land: Freehold	Water: Drilled	Interior Features: Ensuite, Fireplace(s), Skylights, Upgraded Insulation
Property Size: 3.0 - 9.99 Acres	Sewer: Septic	Roof: None
Land Features: Landscaped, Parkland, Rolling, View, Wooded/Treed	Utilities/Services: Electricity, Garbage Pickup	Flooring: Ceramic Tile, Wood
Exterior: Stone, Wood	Rental Equipm.: Propane Tank	Accessory Buildings: None
	Lease-To-Own Equip: None	Access: Year Round Municipal Road
	Driveway: Circular, Double, Gravel	

Ext. Features: **Deck, Hot Tub, Pool - Above Ground, Privacy**

Easements/Restrictions: **Other**

INCLUSIONS Dishwasher, Dryer, Garage Door Opener(s), Hot Tub, Microwave, Pool Above Ground, Pool Equipment, Refrigerator, Satellite Dish, Stove, Washer, Water Purifier, Water Softener /

Exclusions stained glass fixture in Master Bedroom

Bedrooms: 3+2	Sign: Yes	Waterfront: No
Bathrooms: 3 \	Lockbox: Electronic SPIS: No	Waterfront Name:
Rental Income: NO	Survey: No Yr.Built: 2010	SRA:
Construction Status: Exists	Garage: Yes	Water Frontage:

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	DINING ROOM	14.8 X 12.6'	2ND FLOOR	ENSUITE (2 to 6 pcs)	4 PC
MAIN FLOOR	KITCHEN	12.6 X 10'	LOWER LEVEL	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	FOYER	8.4 X 7.6'	LOWER LEVEL	REC ROOM	31.6 X 14.10'
MAIN FLOOR	FAMILY ROOM	21.4 X 14.10'	LOWER LEVEL	LAUNDRY	9 X 6'
MAIN FLOOR	BEDROOM	12.2 X 11.4'	LOWER LEVEL	OTHER	17 X 11.9' (THEATRE RM)
MAIN FLOOR	BEDROOM	12 X 11.4'	LOWER LEVEL	BEDROOM	12 X 11'
MAIN FLOOR	BATH (# pieces 1-6)	4 PC	LOWER LEVEL	BEDROOM	12 X 11'
2ND FLOOR	MASTER BEDROOM	13.10 X 12'			

Additional Charges/Fees: **NO**

Taxes: **\$4,247 (2016)** Improvement / Capital Chgs: **NO**

Listing Office: **RE/MAX four seasons realty limited, Brokerage** Listing Office:



Compliments of: **JEAN ROWE, Sales Person: 705-444-4035**
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 Company Name: **RE/MAX FOUR SEASONS REALTY LIMITED, BROKERAGE: 705-445-8500**



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