

OPEN HOUSE: SATURDAY MAY 20TH - 12 TO 4 P.M.



Price: **\$1,130,000**
 Status: **Active**
 MLS® #: **1709960**
 PIN #: **372450097**
 Roll #: **420818000414500**

Legal Descr.: **PT LT 10 CON 4 ARTEMESIA PT 2, 17R1181 GREY HIGHLANDS**
 Address: **714348 BASELINE RD**
 City: **GREYHIGHLANDS, N0C 1E0**
 Side of Road: **West**

Elem Schl: **FLESHERTON** Sec. School: **FLESHERTON**

PKA: **FLESHERTON**
 Lot Dimension/Acreage: **(8 ACRES) 405.82X635.62X516.26X213.54X649.46'**
 Road Access: **Yes**
 SQ.FT. above: **3,600**
 Total SqFt Finished: **3,600**
 Contact Exp. Permitted: **N**
 Major Area: **SGC**
 District: **GRH**
 Sub-Dist: **FLES**
 Zoning: **RES**
 Occupancy: **Owner**

List.Date: **16-MAY-2017** Possession: **TBA**

Directions Hwy 4 to Flesherton to Ceylon to Baseline Rd
Show.Instr. ELBox; book thru listing office

Type: Single Family	Heating/Mechanical: Fireplace - Wood, Forced Air, In Floor, Propane	Foundation: Concrete, Stone
Style: 2 Storey	Garage Type: Attached, Oversized, Triple	Basement: Full, Unfinished
Title to Land: Freehold	Water: Drilled, Pond/Lake/River, Well	Interior Features: Alarm, Central Vac, Ensuite, Fireplace(s), Main Floor Family Room, Main Floor Laundry, Skylights
Property Size: 3.0 - 9.99 Acres	Sewer: Septic	Roof: Asphalt Shingle
Land Features: Stream/Pond, Wooded/Treed	Utilities/Services: Electricity	Flooring: Laminate, Tile
Exterior: Stone, Wood	Rental Equipm.: None	Waterfront Features: Dock
	Lease-To-Own Equip: None	Accessory Buildings: Gazebo
	Driveway: Circular, Private	Access: Year Round Municipal Road

Ext. Features: **Balcony, Deck, Privacy**
 Easements/Restrictions: **None**

Inclusions Central Vacuum, Dishwasher, Hot Tub, Refrigerator, Stove, Washer, Window Coverings, Other / pool table
Exclusions none
REALTOR® Remarks RE/MAX four seasons Schedule B must accompany all offers. Escape to a beautiful natural setting – 8 very private acres – backing onto 90 acres of conservation land. There is a 1 acre spring-fed pond, with deck, trout, lots of mature trees, a babbling brook and birds everywhere. The nature reserve is the perfect backdrop for a 1911 farmhouse, which has been completely renovated. With a new addition 2006 includes a 3 car garage. Large wraparound porch and gazebo connects the outside to the inside. Spacious mudroom has washer, dryer and laundry sink and connects directly to the garage. 4 season sunroom with an indoor hot tub, decks to both north and south overlooking the property. Features 4 bedrooms, plus 3rd floor bedroom with sitting area. 4 baths. First time offered for sale, sellers have enjoyed for 27 years.

Price Changes

Bedrooms: 4	Sign: Yes	Waterfront: No
Bathrooms: 4 \	Lockbox: Electronic SPIS: No	Waterfront Name:
Rental Income: POTENTIAL	Survey: No Yr.Built: 1911	SRA:
Construction Status: Exists	Garage: Yes	Water Frontage:

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	8.8 X 24'	2ND FLOOR	BEDROOM	11 X 11'
MAIN FLOOR	BATH (# pieces 1-6)	3 PC	2ND FLOOR	BEDROOM	10 X 11'
MAIN FLOOR	LAUNDRY		2ND FLOOR	OTHER	23X13.5'(HOT TUB/SPA)
MAIN FLOOR	KITCHEN	17 X 13'	2ND FLOOR	BATH (# pieces 1-6)	4PC
MAIN FLOOR	LIV/DIN COMBINATION	14 X 26'	2ND FLOOR	GREAT ROOM	31 X 17'
MAIN FLOOR	FAMILY ROOM	13 X 13'	2ND FLOOR	BEDROOM	13 X 17'
2ND FLOOR	MASTER BEDROOM	13 X 16.3'	3RD FLOOR	BEDROOM	(/BDRM)
2ND FLOOR	ENSUITE (2 to 6 pcs)	3 PC	BASEMENT	STORAGE	
2ND FLOOR	BATH (# pieces 1-6)	4 PC			

Full Assessed Value: **\$544000** Phased Assessment: **\$544000 (2017)** Additional Charges/Fees: **NO**
 Taxes: **\$3,016 (2017)** Improvement / Capital Chgs: **NO**

Seller Name: **GEORGE RONALD MCGHEE & IRENE MCGHEE**

Listing Office: **RE/MAX four seasons realty limited, Brokerage 705 445-8500 (FAX: 705 445-4574)** Listing Agent: **JEAN ROWE 705-444-4035 jean.rowe@rogers.com**

Escape Clause:
 SP: **2.5% +tax**

All data is subject to Errors, Omissions or revisions and is not warranted. (16-MAY-2017 12:39 EDT)