

## Cross Property Full

 Listing

**529454 REID'S HILL ROAD**  
**Grey Highlands, ON N0H 2P0**  
**Grey County/Grey Highlands/None**



**Residential/Single Family/For Sale**      **Price: \$685,000.00**  
**Active**

*Pending Board Approval*

MLS@#:	<b>143891</b>	Bedrooms (AG/BG):	<b>4 (4+0)</b>
List Date:	<b>24-Jul-2018</b>	Bathrooms (F/H):	<b>1 (1/0)</b>
DOM:		Sqft Below Grade:	<b>0</b>
Type:	<b>Detached</b>	Sq Ft Unfinished:	
Style:	<b>2 Storey</b>	# Rooms:	<b>7</b>
Sqft Above Grade:	<b>2,426</b>	Recreational:	<b>Yes</b>
Sq Ft Finished:	<b>2,426</b>	Year Built/Desc:	<b>0/Estimate</b>
Sq Ft Source:	<b>LBO provided</b>	Lot Depth:	
New Construction:	<b>No</b>	Lot Size/Acres:	<b>1-2.99 Acres/2.75</b>
Title/Ownership:	<b>Freehold</b>	Access:	<b>County Road, Deeded Water Access, Municipal road, Year Round</b>
Fronting On:	<b>South</b>	Driveway Spaces/Type:	<b>6/Front Yard, Private Single Wide, Visitor</b>
Lot Front:	<b>2.75</b>	Parking/Gravel:	
Road Access Fee:		Waterfront:	<b>No</b>
WF Exposure:			

Public Remarks: **Welcom to Reid's Hill, Pretty River Valley. Original red brick farm house on 2.75 acres surrounded by Crown land. Deeded 1/14th of 2 ponds. Main floor bedroom, second floor 3 bedrooms, Wood floors throughout, original baseboards and trim Very Private and Peaceful location**

Directions: **From Collingwood - Sixth Street to 10th to 30/31 Sideroad to Reids Hill Road**

### Interior Features

Interior Features:	<b>Alarm System</b>	Fireplace:	
Basement:	<b>Full/Unfinished/</b>	Foundation:	<b>Stone</b>
Heat Primary/Sec:	<b>Baseboard/</b>	Plumbing Age:	
HVAC:	<b>None</b>		
Under Contract/Rental Items:	<b>Hot Water Tank</b>		

### Exterior Features

Add'l Monthly Fees:		Exposure:		Pool:	<b>None</b>
Exterior Finish:	<b>Brick</b>				
Restrictions:	<b>Niagara Esc. Commision</b>				
Services:	<b>Garbage/Sanitary Collection, Telephone</b>				
Topography:	<b>Dry, Open space, Rolling, Wooded/Treed</b>	Alternative Power:			
Roofing:	<b>Metal</b>	Yr Roof Replaced:			
Water/Supply Type:	<b>Well/Other</b>	Sewage:	<b>Septic</b>		
Site Influences	<b>Trails</b>				

### Inclusions/Exclusions

Inclusions: **Refrigerator, Stove**

Exclusions: **none**

### Tax Information

Roll#:	<b>420814000907701</b>	Local Improve Fee/Comments /	
Pin#:	<b>371490195</b>	Zoning:	<b>RES</b>
Assessment \$/Year:	<b>\$217,500/2018</b>	Survey/Year:	<b>No</b>
Legal Description:	<b>Pt Lt 29 Con 14 Osprey Pt 1, 2 16R6255, Grey Highlands</b>	Taxes/Year:	<b>\$2,330/2017</b>
		Survey Type:	

### REALTOR® Information

Private Remarks **same as public remarks**

Show Instructions:	<b>TLBO (List Brokerage)</b>	Possession:	
Commission:	<b>2.5 + Taxes</b>	Occupancy:	<b>Owner</b>
Int Bearing Trust Acct:	<b>NIB</b>	SPIS Schedule:	
Lockbox:	<b>Electronic</b>	SPIS:	
Commence Date:	<b>24-Jul-2018</b>	Sign:	<b>Yes</b>
Expire Date:	<b>31-Dec-2018</b>	Arranged/Altered Contract:	<b>Yes</b>
Seller Name:	<b>Brent McIntosh and Joe McIntosh</b>	Contact Expired:	<b>No</b>
		CDOM:	

List Brokerage 1:	<a href="#">RE/MAX four seasons realty limited, Brokerage</a>	L/BR Phone:	<b>(705) 445-8500</b>
List Salesperson 1:	<a href="#">JEAN ROWE, Salesperson</a>	L/SP Phone:	<b>(705) 444-4035</b>
Email:	<a href="mailto:jean.rowe@rogers.com">jean.rowe@rogers.com</a>	L/SP Cell:	
L/SP Fax:		Brokerage Web:	<a href="http://www.remaxcollingwood.com">www.remaxcollingwood.com</a>

### Rooms

Room	Level	Dimensions	Features
<b>Bathroom</b>	M		<b>4-Piece</b>
<b>Bedroom</b>	M	<b>10'x11'</b>	
<b>Kitchen</b>	M	<b>11'x14'</b>	<b>Cathedral Ceiling</b>
<b>Living Room/Dining Room</b>	M	<b>12'x18'</b>	
<b>Bedroom</b>	2	<b>7'x11'</b>	
<b>Bedroom</b>	2	<b>8'x14'</b>	
<b>Bedroom</b>	2	<b>8'x11'</b>	

Prepared By: **JEAN ROWE, Salesperson**  
**RE/MAX four seasons realty limited, Brokerage**

Full Report

Date Printed: **07/26/2018**

All data is subject to Errors, Omissions or Revisions and is not warranted. 07/26/2018 11:06:28 AM