Price: $799,000  MLS #: 1560131
Address: 359290 15 GREY RD
City: MUNICIPALITY OF MEAFORD, N0H 1V0
Side of Road: West
Elem Schl: SYDENHAM CENTRAL  Sec. School: OSCVI
PKA: .44 ACRES (APPROX)  Zoning: SF RES
Road Dimension/Acreage: Yes  Possession: TBD
SQ.FT. above: 1,670  Total SqFt Finished: 3,280

Public Info. Beautiful waterfront property w/60’ of frontage right in lovely Leith! Open concept great room w/floor-to-ceiling windows, custom blinds, walkout to an oversized deck with clear insert railing, retractable awning & scenic water views. The tree-lined property offers privacy yet an unobstructed view of stunning nightly sunset. Quality custom built w/4 bdrms, 2.5 bath, 2 car garage, ample storage thruout home, above grade lower lvl w/in-floor radiant heat. The expansive kitchen w/large pantry overlooks Great Room which features custom cabinetry & gas fireplace. 2 bedrooms are on main flr including master which features 3 pc ensuite, walk-in closet & access to back deck. Remaining 2 bdrms are located on lwr level in addition to an office, cold rm, laundry facilities & family rm w/ walk-out & vintage cast iron woodburning stove. Workshop which is heated & has access to outdoors can easily be transformed into addit’l bedroom. 2nd kitchen offers possibility of in-law suite or investment opportunity.

Directions Hwy 26 to Grey Rd 15 to Concession Rd A to Bayshore

Type: Single Family  Style: 2 Storey, Bungalow - Raised
Title to Land: Freehold  Property Size: Under 0.5 Acres
Garage Type: Cell Service, Electrical To Lot, Electricity, Garbage Pickup, Internet-high speed, Telephone
Rental Equipm.: None  Lease-To-Own Equip: None  Driveway: Interlocking, Paved, Private
Foundation: Concrete  Basement: Walkout
Interior Features: Alarm, B&B Potential, Central Vac, Ensuite, Fireplace(s), In-law Capability, Inlaw Suite, Main Floor Laundry, Main Floor Master
Roof: Asphalt Shingle  Flooring: Carpet, Concrete, Wood
Waterfront Features: Beach, Deeded Water Access, Water Access (No Deeded Parking), Water Frontage, Waterfront (Deeded), Water View
Shoreline: Gravel, Rocky  Accessory Buildings: None  Access: Highway Access, Year Round Municipal Road


INCLUSIONS Central Vacuum, Dishwasher, Dryer, Freezer, Garage Door Opener(s), Refrigerator, Satellite Dish, Satellite Equipment, Stove, Washer, Water Purifier, Water Softener, Window Coverings / none

Exclusions

Bedrooms: 5  Bathrooms: 3  \\
Rental Income: NO  Construction Status: Exists

Garage: Yes  Waterfront: Yes  Body of Water Type: LAKE GEORGIAN BAY
Name:  SRA: Owned  Water Frontage: 60.00

Floor
MAIN FLOOR  ROOM  Size
MAIN FLOOR  DINING ROOM  21.5 X 11.6’
MAIN FLOOR  KITCHEN  10.9 X 15’11
MAIN FLOOR  LIVING ROOM  26’9 X 14’11
MAIN FLOOR  MASTER BEDROOM  11’10 X 23’9
MAIN FLOOR  BEDROOM  12 X 12’11
MAIN FLOOR  LAUNDRY  9 X 7’8

Floor
MAIN FLOOR  ROOM  Size
MAIN FLOOR  REC ROOM  23’7 X 14’9
MAIN FLOOR  OTHER  12’9 X 14’9 (WRKSHP)
MAIN FLOOR  UTILTY  14’11 X 11’10
MAIN FLOOR  BEDROOM  12 X 15’5
MAIN FLOOR  BEDROOM  9’8 X 10’