194675 Grey Road 13

Watch the video tour at www.BeaverValleyView.com

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ROYAL LEPAGE

RCR Realty, Brokerage

Independently Owned and Operated

Welcome to the Beaver Valley!

First Time Offered – This beautiful, well-cared for home set up perfectly for vistas of the Beaver Valley. 6.4 acres with a 16' deep swimming pond with beach area shaded by majestic weeping willows, stunning perennial garden displays, walkways, patios and pine forest all enhance this one-of-a kind property. Approx. 2500 sq. ft of living space with functional floor plan features an open concept main floor with cathedral ceiling and a wall of windows to capture the valley views and incomparable sunsets. The kitchen is equipped with breakfast bar, there is a separate dining area and living room with wood stove creating an ambience of warmth and relaxation. Three bedrooms on upper level include a master suite with walk-in closet and 4 pc. ensuite as well as another full bath for sharing. Two lower levels flow from main, the 1st of which has a 4th bedroom, a 3rd full bath , a laundry room and a storage room. The second has a 5th bedroom combination playroom, ideally suited for children space and a family room/study warmed by propane stove. A 3-season sunroom provides additional living space for entertaining or quiet and solitude. Double attached garage with entry to sunroom. Hi-efficiency propane furnace, central air, wheelchair access also. Many additional features to appreciate. Once here, you'll see the possibilities and feel the captivation of this wonderful family home or weekend retreat. Located close to Beaver Valley Ski Club, Lake Eugenia and Bruce Trail.

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MLS®: 420818000936236

Building Type :	House
Title :	Freehold
Style :	Detached
Bedrooms :	3 + 2
Floor Space :	1400 sqft
Storeys :	3
Age Of Building :	19 Years
Land Size :	6.44 ACRES AS PER MPAC, 3 - 10 acres
Bathrooms (total) :	3
Features :	Wooded area, Sloping, Air exchanger, Ensuite, Wheelchair access
Cooling :	Central air conditioning
Exterior Finish :	Wood siding
Flooring :	Carpeted, Tile
Foundation Type :	Concrete
Sewer :	Septic System
Water :	Drilled Well
Age Of Building :	19 Years
Heating Type :	Forced air
Heating Fuel :	Propane, Wood
Surface Water :	Pond or Stream

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