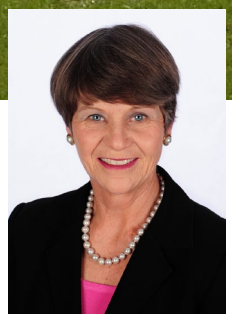
Beaver Valley Country Home

586225 Sideroad 10 B

586225sideroad10b.com



CLAIRWOOD
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BROKERAGE

Presented By

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Helen Lightbody, SRES *Sales Representative*

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Long Valley Views

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Traditional red brick farmhouse, located in the Beaver Valley on 51 acres of privacy, down a quiet country road. Offering 3 bedrooms and 2 baths. Main floor family room, wonderful kitchen, covered front porch, deck off kitchen with an outstanding view. The land is spectacular with huge views, award winning in-ground pool, incredible landscaping. Separate building with 2 car garage/workshop, guest suite, artist studio. The home has had many upgrades and is in excellent condition. The Beaver Valley offers something to do in all seasons, from hiking, skiing, snowshoeing, cycling, the Bruce Trail, just about anything. The property has a managed forest tax incentive, 2 ponds, solar panel with a guaranteed income for 15 years.

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Property Details

586225 Sideroad 10B
Lot Size: 51.07 Acres
Zoning: RES/NEC
Possession: 90 DAYS/TBA
Tax Amounts: $3230 (2014)
Survey: Yes
Road: Public
Garage: Yes
Garage Type: Detached, Double
Above/Below Grade Bedrooms: 3
Full / Half Baths: 2 / 0
Year Built: 1879
Sq. Ft Above Grade: 1900
Total Sq. Ft Finished: 1900
Style: 1.5 Storey
Foundation: Stone
Basement: Full, Unfinished
Services: Electricity, Telephone, Garbage, Hi-Speed Internet
Exterior: Brick, Wood, Stone
Driveway: Gravel, Circular, Private
Land Features: Landscaped, Rolling, Stream/Pond/River/Creek, Wooded/Treed, View
Water: Well, Drilled, Dug
Sewer: Septic
Flooring: Carpet, Wood, Ceramic/Marble
HVAC: Propane, Forced Air, Air Conditioning
Title to Land: Freehold
Features: Central Air, Central Vacuum, In-Ground Pool, Fireplace(s)/Woodstove(s), Main Floor Family Room, Shop/Barn Detached
Roof: Asphalt Shingles
Rental Equipment: Propane Tank
Inclusions: Hot water tank
Exclusions: all garden ornaments, light fixture in dining room, light fixture in barn suite, all contents of barn and all equipment, 2 wall mounted TV's, light fixture screened porch, book shelves LR, Plant holders.

Room	Level	Dimensions (ft)
Family Room	M	17.4 x 13.3
Liv/Din Comb.	M	25 x 15.2
Kitchen	M	15.1 x 10.7
Master Bedroom	M	14.7 x 10.3
Mud Room	M	12.4 x 7.1
Den/Office	2	20.1 x 9.4
Bedroom	2	10.13 x 9.6
Bedroom	2	14.3 x 7.1
Laundry	L	

The Area

The **Niagara Escarpment** has been designated by the United Nations (UNESCO) as a World Biosphere Reserve; one of only 15 such designations in Canada. The Government of Ontario established the Niagara Escarpment Commission to protect, through legislation, this ecological jewel. Because of this area's sports and recreational opportunities, pristine water and proximity to the Greater Toronto and South Western Ontario urban areas, a control mechanism is required so that we and future generations can continue to enjoy this wonderful place.

The towns of: Durham, Mt Forest, Flesherton, Markdale, Dundalk & Shelburne are all within 5 -25 minutes of the property. All offer a variety of specialty food shops, supermarkets and restaurants; high end fashions, wineries, and home improvement stores, so you should be able to find everything you need and perhaps even what you don't need. The big box stores are located in **Owen Sound and Collingwood.**

Hospitals: Mt Forest, Markdale, Meaford, Owen Sound and Collingwood

Downhill skiing: The private Beaver Valley Ski Club as well as Blue Mountain offer skiing for all ages and levels.

Outdoor activities: Cycling, hiking on the Bruce Trail, snowshoeing, cross country skiing, snowmobiling, boating on the bay, with harbours in Meaford, Thornbury and Collingwood. Lake Eugenia, offers swimming and motorized sports in the summer. There are numerous canoe/kayak routes in the area. The Boyne River, Beaver River and Rocky Saugeen River, all travel through this area, and are renowned trout rivers, so fishing and fly fishing is another popular sport. There are also various great golf courses in the area, both private and semi private.

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