



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.

Meaford and Thornbury: Georgian Bay, public beaches, marinas, restaurants, Organic Market, 100 Mile Market, Opera House, excellent shopping, home decor and clothing boutiques.

Collingwood: high-end fashion and accessories, sports equipment and all the big box stores.

Downhill Skiing: Private Beaver Valley Ski Club is just minutes away. Approximately 30 minutes brings you to Blue Mountain and nearby private clubs.

Outdoor Activities: The Bruce Trail and snowmobile trails are nearby and throughout Grey County. Kolapore cross country skiing, mountain biking and hiking. Georgian Bay and Lake Eugenia provide excellent boating, fishing & swimming, Grey County has numerous canoe/kayak routes. The Boyne, Beaver and Rocky Saugeen Rivers are renowned trout rivers. Plenty of excellent golf courses throughout the area.



Additional DETAILS

MAIN LEVEL

Living room: 19.38' x 10.49'
Dining room: 12.3' x 9.77'
Kitchen: 13' x 7.38'
Family room: 17.29' x 11.38'
Master bedroom: 16.3' x 11.38'
Foyer: 9.84' x 8.53'

SECOND LEVEL

Bedroom 1: 12.04' x 12.53'
Bedroom 2: 12.36' x 12.63'
Den / Office: 29.26' x 12.20'

OTHER DETAILS

Square Footage: 2,000 approx.
Sewer: Septic
Water: Drilled well
HVAC: Electric baseboard; in-floor heating; wood stove
Property Taxes 2012: \$3,649.98

INCLUSIONS

Dishwasher, washer, dryer, central vacuum, light fixtures, microwave, refrigerator, stove, water softener, wood stove

LEGAL DESCRIPTION

Part lot 1, Con 10, as in R2422026 Chatsworth, (Holland Twp) as per assessment data

POSSESSION

30 days/TBA

MLS#: X2621764



VIRTUAL TOUR: <http://www.596912con10.com>

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PRETTY ACREAGE *in the country*

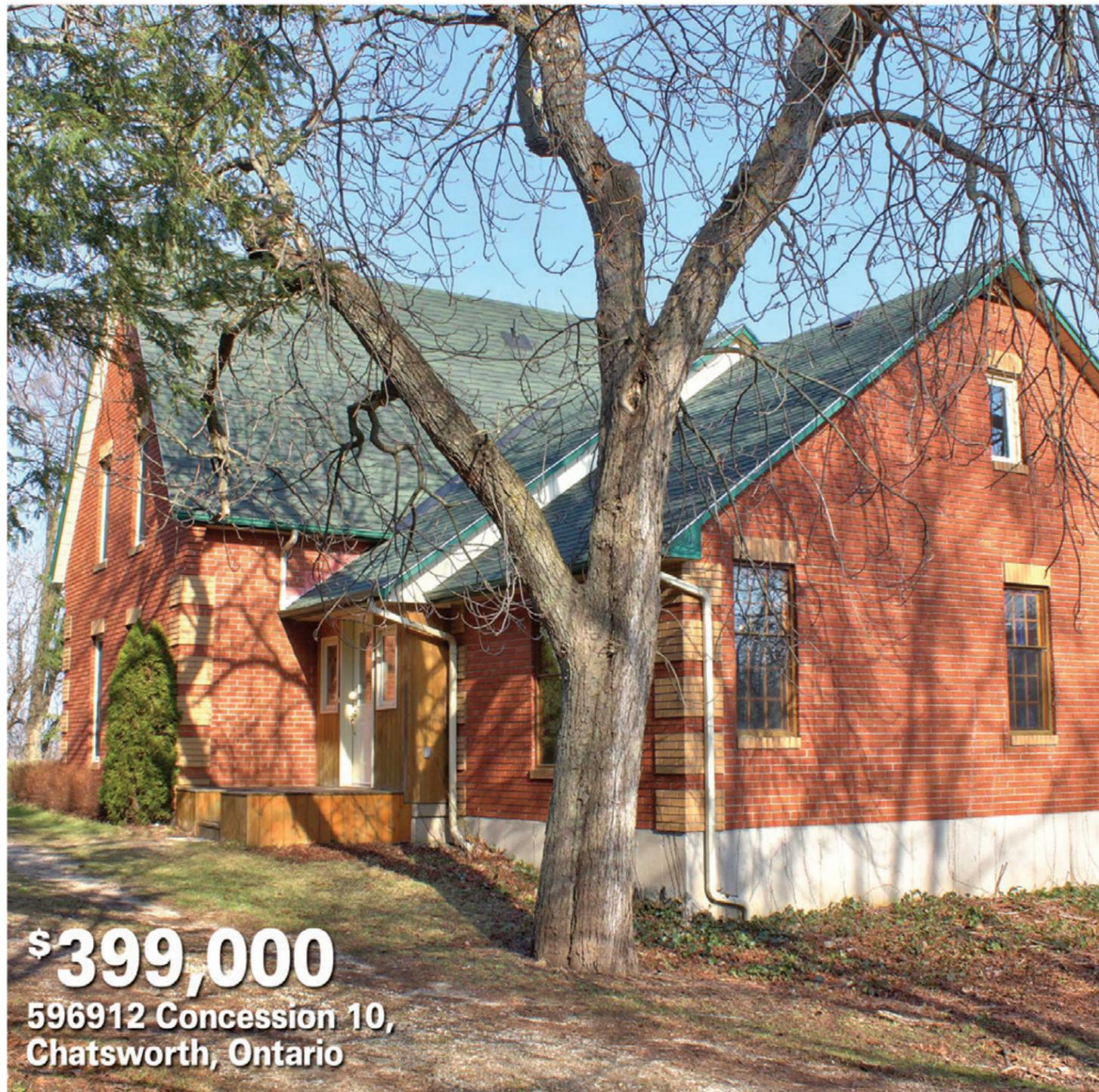


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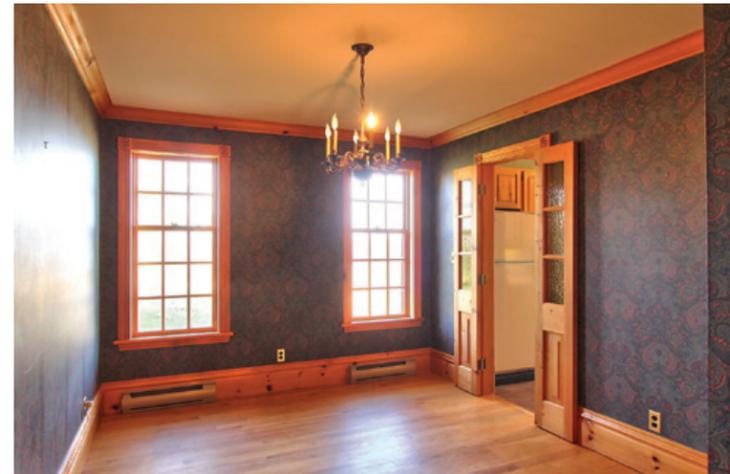


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BROKERAGE



\$399,000

596912 Concession 10, Chatsworth, Ontario



accompanied with another walk-out under the deck. Surrounded by lovely rolling countryside, you can see for miles!

This is a great spot in the country with proximity to many destinations. It is but a short drive to Walters Falls and about 20 minutes to Owen Sound, The Beaver Valley, Meaford and Markdale. This house is also located in the Niagara Escarpment protected area which helps to preserve the unique, natural wonder of the area.

Approach down a private lane to view this 1982, all-brick house set on 7.3 very pretty acres with a natural pond, creek and year-round waterfall!



Mature trees surround the house offering great privacy and adding to the sense of peaceful seclusion. Enter the house through the huge mud room, which has a heated floor, to the formal living and dining room areas.

A big plus of this home is the open concept kitchen and family room which has a walk out to a large deck. The master bedroom is ideally situated on the main floor. The two additional bedrooms along with a large library/games room are on the second floor.

While the lower level is unfinished, it offers great possibilities to allow for custom finishing to suit your personal tastes. This area can not only provide for additional living space but can be

