

\$969,000 - 156 Private Lane, West Grey

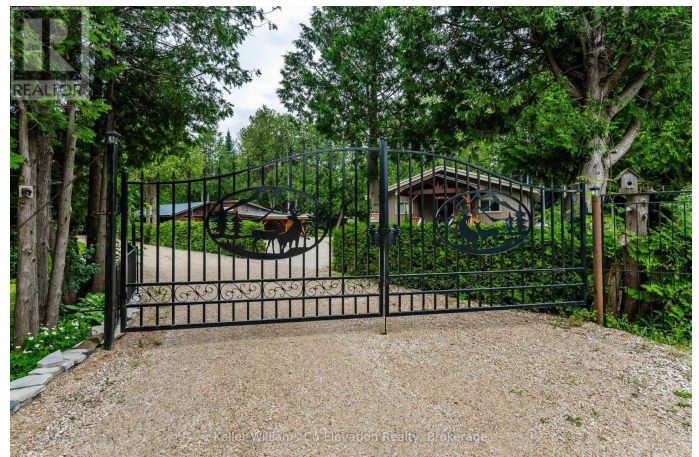
MLS® #X12242231

\$969,000

4 Bedroom, 2.00 Bathroom,
Single Family on 203.30 Acres

West Grey, West Grey, Ontario

Exceptional property with two homes and a detached garage nestled on 379 feet along the Saugeen River. A rare and wonderful opportunity to embrace the lifestyle you've always dreamed of. This immaculate, nearly one-acre private estate offers a unique chance for families to live together yet separately. From the moment you arrive, a set of stately iron gates welcomes you, offering both privacy and security. Behind them, lush green lawns, mature gardens, a variety of trees, including a selection of fruit-bearing trees create a peaceful natural setting perfect for outdoor living and family gatherings. Your days can be filled with swimming, canoeing, or kayaking, fishing, or drifting downstream on a tube in the clean fresh water with its soft sandy bottom. Whether you're hosting friends on the spacious decks or enjoying a quiet morning coffee while watching the river flow, every moment here is designed to nourish your soul. The main residence offers just under 1400 square feet of living space featuring a spacious layout, a large kitchen ideal for family meals, two comfortable bedrooms, and a generous deck for entertaining or relaxing under the stars. The second home offers nearly 700 square feet of living space with two large bedrooms, a full bathroom with a Cinderella toilet, a bright and open living area, kitchen with stone counter tops and a beautiful back porch with sweeping views of the river--an ideal retreat for guests, extended family, or even a rental opportunity. A



detached garage and workshop provide ample space to store all your tools and toys, and all structures--including both homes and the shop--are finished with durable metal roofing for peace of mind and low maintenance. This is more than just a property--it's a multi-family compound, a private riverside sanctuary, and a lifestyle destination. Rarely does a place like this come available. Don't miss your chance to live the dream. (id:6289)

Essential Information

Listing #	X12242231
Price	\$969,000
Bedrooms	4
Bathrooms	2.00
Acres	203.30
Type	Single Family
Sub-Type	Freehold

Community Information

Address	156 Private Lane
Subdivision	West Grey
City	West Grey
Province	Ontario
Postal Code	N4N3B9

Amenities

Amenities	Schools
Utilities	Cable, Electricity, Electricity Connected, Telephone
Features	Wooded area, Irregular lot size, Flat site
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding, Wood
Exterior Features	Landscaped
Foundation	Concrete

Listing Details

Listing Office Keller Williams Co-Elevation Realty, Brokerage



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