

\$1,295,000 - 236254 Grey 13 Road, Grey Highlands

MLS® #X12327467

\$1,295,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Grey Highlands, Grey Highlands, Ontario

CUSTOM HOME|5 ACRES |SUNSETS| AIR BNB| Drive through the rolling hills of Grey Highlands + arrive at this stunning hillside home, perfectly set on 5 private acres. With breathtaking views of the valley + open fields, this custom-built retreat offers peace, privacy, + unforgettable sunsets. This custom-built home features quality craftsmanship + a vintage vibe throughout. The spacious layout includes 3 bedrooms, main floor primary + office/den, 3 bathrooms, main flr laundry, + inside access to garage. As you step inside the home through the covered front porch w/ solid wood front door into a spacious foyer w/ soaring 9-ft ceilings, where your eyes are immediately drawn to stunning landscape views showcased through windows on 3 sides, all centered around a stone wood-burning f/p. Throughout the home, you'll find solid 3/4" birch hardwood flooring, custom trim, wood doors. The kitchen features vaulted ceilings + plenty of counter space, along w/ a lg dining area perfect for a harvest table + a cozy breakfast nook overlooking the front window. It walks out onto a spacious wrap-around deck, ideal for dining/enjoying the outdoors. The 2-floor primary suite features vaulted ceilings + is surrounded by windows w/ stunning 180-degree views, flooding the space w/ natural light. It includes ensuite w/ jacuzzi tub, closet, sitting area, + a w/out balcony perfect for watching the sunrise. The w/out basement offers in-law potential, w/ 2nd kitchen, custom cabinetry, s/s appliances, +



2nd washer/dryer,perfect for Airbnb use.Lg windows provide beautiful views from lower level + a 2nd wood-burning f/p adds a cozy vibe.Outside,the property impresses, w/trails winding around the forested perimeter for walking + exploring. A fully insulated shed w/ 60-amp service offers options to use as a workshop/studio/bunkie. Add features: HRV, Geo thermal heat, AC, water softener, new roof 24, new well pump/pressure tank 25, new steel doors, custom HD Blinds|15 min to Beaver Valley ski Club, 25 min to Cwood (id:6289)

Essential Information

Listing #	X12327467
Price	\$1,295,000
Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	236254 Grey 13 Road
Subdivision	Grey Highlands
City	Grey Highlands
Province	Ontario
Postal Code	N0C1G0

Amenities

Parking Spaces	18
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Other
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood, Stone
Lot Description	345.9 x 648.9 FT 2 - 4.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Locations North



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