

\$1,350,000 - 116 Baragar Road, Grey Highlands

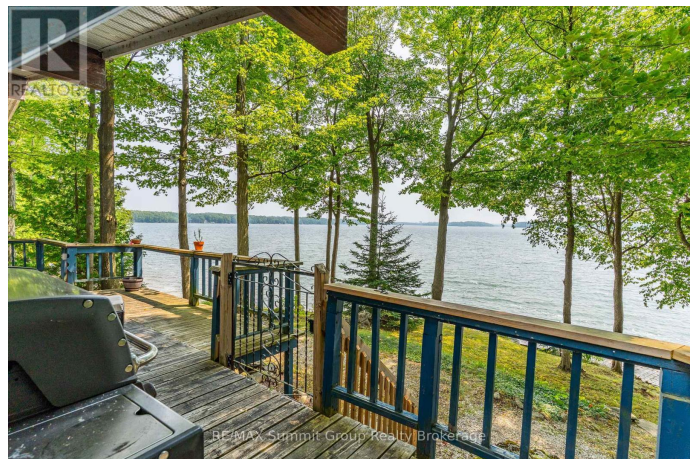
MLS® #X12345416

\$1,350,000

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Grey Highlands, Grey Highlands, Ontario

Where the shoreline stretches wide and the seasons play out at your front door, this Lake Eugenia property delivers space, privacy, and four-season fun. At least 180 feet of south-facing shoreline sets the stage for year-round living or your future build. Once an original double lot, this 0.639-acre property is mostly treed and natural, with a forest floor that blends seamlessly into the shoreline. A full-length walkway stretches across the water's edge, set over a stone wall, leading to a dock for deeper-water access. At the west end, a sandy beach with a gentle, shallow entry is perfect for children or relaxed wading. The Viceroy-style bungalow, built in 1968 with a later-added basement, offers a total of five bedrooms and two bathrooms. The main floor features three bedrooms and a five-piece bath, along with a galley kitchen that opens to the dining and living rooms. Expansive windows frame the lake views, and multiple walkouts lead to a wraparound deck, perfect for morning coffee, summer meals, or simply soaking in the scenery. The walkout lower level includes two additional bedrooms, a three-piece bath, and a laundry area, plus a spacious rec room warmed by a propane fireplace with direct access to the outdoors. The main heat source is electric baseboard throughout, and the septic system was replaced in 2021 and a Hy-Grade metal roof in 2006. A detached, uninsulated, oversized double-car garage provides space for vehicles and gear. This property is ideal for those seeking a premium



lot with an affordable cottage to enjoy as-is, or for anyone planning to build a custom waterfront retreat now or in the future. Whether your days are spent swimming, paddling, or fishing from your dock, skiing at nearby Beaver Valley Ski Club, or hiking the Bruce Trail, this location offers four seasons of recreation and the rare privacy that comes with such generous frontage on Lake Eugenia. (id:6289)

Essential Information

Listing #	X12345416
Price	\$1,350,000
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	116 Baragar Road
Subdivision	Grey Highlands
City	Grey Highlands
Province	Ontario
Postal Code	N0C1E0

Amenities

Amenities	Fireplace(s)
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water softener, Water Heater, Dishwasher, Freezer, Furniture, Garage door opener, Stove, Washer, Refrigerator
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Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	192.8 x 143.8 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office RE/MAX Summit Group Realty Brokerage



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