

\$849,000 - 125 Lake Drive, West Grey

MLS® #X12376022

\$849,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

West Grey, West Grey, Ontario

Tired of your livelihood being in someone else's hands? Welcome to this charming home with a turn-key dog boarding facility, barn with 5 box stalls, tack room, hay storage and a small drive shed, all nestled on over 6 acres of picturesque land including a once registered apple orchard. The orchard walking trail is located behind the fenced-in yard at the house, go through the wooden gate and the orchard goes straight back to concession 6. Zoned specifically to operate a kennel, there is a 15-kennel (ample room to expand and add more kennels) dog boarding facility with a fenced-in run, previously operated as the highly regarded Day Away Pets for 17 successful years, with over 120 loyal clients. The present average rate at comparable facilities is approximately \$40/day and the Sellers at the time of operating their facility were mostly at full capacity 7 days a week. The Sellers will happily spread the word to their former clients to assist in the launching of your business (their phone is still ringing with requests). The home itself exudes charm and warmth, with 3 bedrooms and 2 full bathrooms, a sun-filled country kitchen with views overlooking your pastures and a finished lower level with a walkout, providing even more living space. The rustic design and original features of this wartime home have been lovingly maintained, while the updated conveniences offer the best of both worlds. For animal lovers, the property offers an ideal home for your horses, livestock, and other



small farm animals. Whether you're enjoying a morning coffee on the wrap around deck, tending to your animals, or simply walking through your own private paradise surrounded by apple trees, the possibilities are endless. Also perfectly suited for a Sniff Spot (google Sniff Spot) location to generate a more passive income . Just minutes from Markdale's many amenities, the new hospital, schools, hiking trails, rivers and lakes. Furnace -2022, Roof-2013, Septic Inspected & Pumped -2024 (id:6289)

Essential Information

Listing #	X12376022
Price	\$849,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	125 Lake Drive
Subdivision	West Grey
City	West Grey
Province	Ontario
Postal Code	N0C1H0

Amenities

Amenities	Canopy
Features	Wooded area, Rolling
Parking Spaces	4
Parking	No Garage
View	Lake view

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
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Heating	Propane Forced air
Cooling	Window air conditioner
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stucco
Lot Description	1338.2 x 208.4 FT 5 - 9.99 acres
Foundation	Block

Listing Details

Listing Office eXp Realty



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