

# \$1,199,900 - 302783 Douglas Street, West Grey

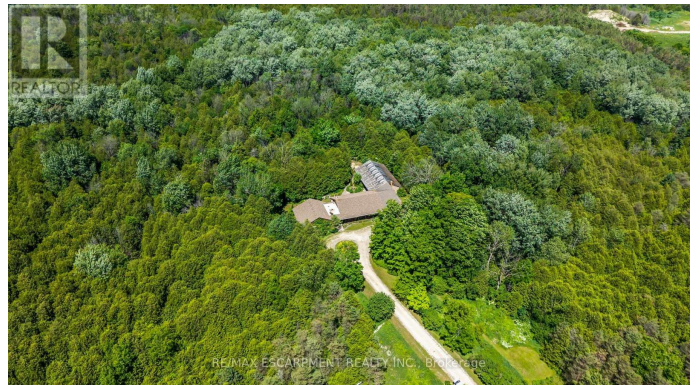
MLS® #X12382452

**\$1,199,900**

5 Bedroom, 5.00 Bathroom,  
Single Family on 0.00 Acres

West Grey, West Grey, Ontario

A masterclass in mid-century modern design, this 3,925 sq ft bungalow sits on 53 acres of lush forest and permaculture gardens a once-in-a-generation blend of architectural sophistication and natural retreat. It's a home with so many opportunities: perfect for multi-generational living, a home business or income potential under A3 zoning, which allows for a bed & breakfast. Inspired by Frank Lloyd Wrights harmony between home and nature, the layout is as clever as it is comfortable, spanning three distinct wings. At the heart of the home, a window-lined hallway casts light into each room, framed by brick columns and bespoke hardwood floors. Perfect for entertaining, the oversized living room with a stone-set fireplace, formal dining room and large family room flow seamlessly into the kitchen. Here, a masonry-framed cooking area, custom wood counters, updated appliances (2021) and seating for six create the ideal gathering space. The bedroom wing offers a generous primary suite with double closets, and a vanity room with double sinks that leads into a 3-piece bath. Three additional bedrooms with deep closets and serene views share a 4-piece bath with walk-in glass shower and double sinks. A private guest/in-law wing features its own entrance, bedroom, full bath, office/den, laundry and 2-piece bath. A 3-car, 900 sq ft garage, open-concept basement with 9 ceilings, and a 1,620 sq ft unfinished addition provide incredible flexibility for future expansion. A 300m tree-lined driveway



ensures complete privacy, leading to a home and property that have been meticulously maintained. The organically cared-for land is alive with walking trails, fruit and nut trees, and wildflower meadows a sanctuary just minutes from Durham. This is more than a home: its a retreat, a lifestyle, and a legacy. RSA.  
(id:6289)

Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12382452     |
| Price      | \$1,199,900   |
| Bedrooms   | 5             |
| Bathrooms  | 5.00          |
| Half Baths | 2             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 302783 Douglas Street |
| Subdivision | West Grey             |
| City        | West Grey             |
| Province    | Ontario               |
| Postal Code | N0G1R0                |

Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Fireplace(s)                          |
| Features       | Wooded area, Level, Hilly, Sump Pump  |
| Parking Spaces | 9                                     |
| Parking        | Attached Garage, Garage, Inside Entry |
| # of Garages   | 2                                     |

Interior

|            |                                                                                                                 |
|------------|-----------------------------------------------------------------------------------------------------------------|
| Appliances | Oven - Built-In, Water Heater, Water softener, Water Treatment, Range, Dryer, Oven, Stove, Washer, Refrigerator |
| Heating    | Natural gas Forced air                                                                                          |

|              |      |
|--------------|------|
| Cooling      | None |
| Fireplace    | Yes  |
| # of Stories | 1    |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Brick, Stone                    |
| Exterior Features | Landscaped                      |
| Lot Description   | 510.7 x 986.5 FT 50 - 100 acres |
| Foundation        | Block                           |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ESCARPMENT REALTY INC. |
|----------------|-------------------------------|



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