

\$748,000 - 155104 7th Line, Grey Highlands

MLS® #X12437378

\$748,000

4 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Grey Highlands, Grey Highlands, Ontario

This charming two-storey century home combines its heritage character with modern updates, situated on a private 2 acre property in Grey Highlands with most furniture included! It is ideal for use as a year-round residence, rental property, or ski chalet, located just 6 km from Beaver Valley Ski Club and 1 km from access to the Bruce Trail. This offers an active four-season lifestyle with excellent hiking, biking, and outdoor recreation opportunities. A long gravel driveway leads to a welcoming wrap-around porch. Inside, you'll find a carpet-free interior that showcases original wood floors and a thoughtfully updated kitchen featuring newer appliances. The main level also includes a laundry room, four-piece bathroom, a side mudroom, and a screened-in back porch with a relaxing hot tub. Attached to the home is a back storage room that provides space for outdoor equipment. Upstairs, there are four well-sized bedrooms and an open sitting area. The attic has the potential to be converted into a future studio or additional living space. The partial basement features a cement floor, a sump pump, and wood storage with a convenient window chute for easy access. Key features of the home include an updated shingled roof, mostly replaced windows, a newer owned hot water tank, and a water treatment system equipped with UV light, a water softener, and filtration. Heating is provided by a forced-air oil furnace and a wood stove. The property is beautifully landscaped, featuring perennial gardens, trees



for privacy, a crabapple tree, and a fire pit. There are also three sheds for ample storage: a small wood shed, a large wood shed, and a tin shed. Located about 10 minutes from Markdale for shopping, hospital services, and schools, and only 2 hours from Toronto, this property offers unbeatable access to world-class recreation activities, including skiing, lakes, waterfalls, hiking, golfing, and more, allowing you to fully embrace the Grey Highlands lifestyle. (id:6289)

Essential Information

Listing #	X12437378
Price	\$748,000
Bedrooms	4
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	155104 7th Line
Subdivision	Grey Highlands
City	Grey Highlands
Province	Ontario
Postal Code	N0C1H0

Amenities

Amenities	Fireplace(s)
Features	Carpet Free, Sump Pump
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water Heater, Central Vacuum, Water softener, Water Treatment, Water purifier, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Oil Forced air
Fireplace	Yes

# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	189 x 461 FT 2 - 4.99 acres
Foundation	Stone

Listing Details

Listing Office	Century 21 In-Studio Realty Inc.
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