

\$974,900 - 495204 Traverston Road, West Grey

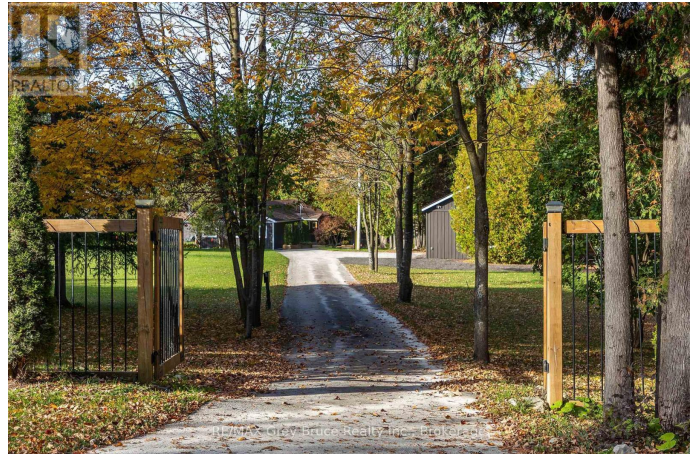
MLS® #X12458226

\$974,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

West Grey, West Grey, Ontario

Pristine Private Paradise on 10 Acres. Welcome to your own slice of heaven, this beautifully maintained 3-bedroom bungalow offers modern comfort, high-end finishes, and total privacy. The spacious primary suite features a spa-style ensuite, while two additional bedrooms ensure room for family or guests. Enjoy in-floor radiant heating, ductless A/C, and an on-demand hot water system. The updated kitchen includes under-cabinet lighting, a chefs island, built-in microwave, and range hood, perfect for entertaining. High-end vinyl plank flooring and a cozy propane fireplace create warm, inviting spaces throughout. Work from home with ease - Starlink is installed and roadside fibre will soon be available. A massive 700 sq ft deck connects to the 240 sq ft insulated bunkie to sleep guests, or functions perfectly as a year-round office. The bunkie features multiple outlets, a Pacific Energy stove, and attached storage with double doors. Relax in the 6-person hot tub under the stars, with soffit lighting setting the mood. The 26 x 32 triple garage is insulated and finished with steel siding, drywall, LED shop lights, and a 50,000 BTU propane heater. It includes a gravel parking pad, finished attic mezzanine with lighting and ethernet, and ample power outlets inside and out. Outbuildings include a 14 x 16 drive shed and an 8 x 12 insulated studio with lighting, outlets, and soundproofing - ideal for a home office or recording space. The property is gated and fenced on three sides with a



creek running along the back. Just minutes to Markdale for shopping, hospital, and schools. Located on a school bus route with ATV/snowmobile trails nearby and only 3 minutes to Bells Lake for boating, swimming, and fishing. A versatile property, perfect as a year-round home, a weekend escape, or a retirement haven, surrounded by hundreds of acres of Saugeen Valley Conservation land - tranquil, scenic, and incredibly private.
(id:6289)

Essential Information

Listing #	X12458226
Price	\$974,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	495204 Traverston Road
Subdivision	West Grey
City	West Grey
Province	Ontario
Postal Code	N0C1H0

Amenities

Amenities	Fireplace(s)
Features	Wooded area
Parking Spaces	13
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Hot Tub, Garage door opener remote(s), Water Heater - Tankless, Water Heater, Dryer, Stove, Washer, Refrigerator
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Heating	Propane Radiant heat
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Aluminum siding
Exterior Features	Landscaped
Lot Description	338 x 1332 FT 10 - 24.99 acres
Foundation	Block

Listing Details

Listing Office	RE/MAX Grey Bruce Realty Inc.
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