

BRANDON VANDERSCHOT

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Cross Property Client Full

201198 21 HIGHWAY

**Georgian Bluffs, ON N4K 5N7
Grey County/Georgian Bluffs/None**

**Farm/Agricultural/For Sale
Active**

Price: \$650,000.00



MLS@#: **133766**
 List Date: **25-Jun-2018**
 Type: **Detached**
 Style: **Sidesplit**
 Sqft Above Grade: **1,375**
 Sq Ft Finished: **1,727**
 Sq Ft Source: **Other**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **South**
 Lot Front: **878.00**
 Road Access Fee:
 Access: **County Road, Year Round**
 Garage Spaces/Type: **1.0/Attached**
 Driveway Spaces/Type: **25/Lane/Alley, Outside/Surface/Open, Visitor Parking/Asphalt**
 Waterfront: **No**

Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **2 (1/1)**
 Sqft Below Grade: **352**
 Sq Ft. Unfinished
 # Rooms: **10**
 Recreational: **No**
 Year Built/Desc: **1972/Town Records**
 Lot Depth:
 Lot Size/Acres: **25-49.99 Acres/26.00**
 WF Exposure:

Public Remarks: **Gently rolling, this 26 acre country property provides the perfect setting for this hobby farm in a highly desirable location. Updated home and multiple outbuildings include a 6 stall horse barn with tack room, wood post and rail fenced paddocks, equipment shed, and workshop, all centrally located between Saugeen Shores and Owen Sound. Producing an ample supply of hay, the highly productive fertile land base makes this turnkey property a perfectly balanced offering in every aspect.**

Directions: **WEST ON HIGHWAY 21 FROM OWEN SOUND. PROPERTY ON SOUTH SIDE FIRE #201198 GOOGLE LINK: <https://goo.gl/maps/hXXaipUyuS92>**

Interior Features

Interior Features: **Carbon Monoxide Detector, Main Floor Laundry, Water Heater Owned, Winterized**
 Basement: **Partial Basement/Fully Finished/** Fireplace:
 Heat Primary/Sec: **Forced Air-Oil/Fireplace-Wood**
 HVAC: **Duct Work** Foundation: **Poured Concrete**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: **North** Pool: **None**
 Exterior Finish: **Brick, Vinyl Siding**
 Restrictions: **Municipal**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**
 Topography: **Clear View, Dry, Flat, Open space, Sloping, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt, Shingles** Yr Roof Replaced:
 Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**
 Exterior Features: **Fenced Partial, Year-Round Living**
 Site Influences: **Airport, Arts Centre, Beach, Business Centre, Hobby Farm, Hospital, Landscaped, Major Highway, Place of Worship, Rec./Community Centre, Schools, Skiing, Trails**
 Schools: **HILLCREST/OSDSS**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

Exclusions: **ALL ARTWORK & PERSONAL EFFECTS**

Farm

ACREAGE
 Total: **26.00** Rented:
 Fenced: **2.75** Bush:
 Pasture: **2.75** Workable: **20.00** Soil Test/Date: /
 Soil Type:
 # of Parcels:
 Farm Type: **Equestrian, Hobby, Mixed, Other** Tile Loan \$/Exp Date: /

Farm Features: **Airport, Arts Centre, Beach, Business Centre, Hobby Farm, Hospital, Landscaped, Major Highway, Place of Worship, Rec./Community Centre, Schools, Skiing, Trails** Livestock or Crop Included:

Contracts In Place: **None** Marketing Quota Included:

Farm Building Desc/Dimensions: **SHED - 39' X 24' + 12'05" X 16' SHOP/OFFICE - 18' X 50' BARN - 48' 6" X 28'**

Tax Information

Roll#: **420354000406500** Local Improve Fee/Comments /
 Pin#: **370800086** Zoning: **A1** Taxes/Year: **\$3,032/2017**
 Assessment \$/Year: **\$279,000/2018** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 16 CON 11 DERBY AS IN R122005 S OF R212638; S/T INTEREST IN R551112; GEORGIAN BLUFFS**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Living Room	M	17'10"x13'8"	
Dining Room	M	8'8"x9'10"	
Kitchen	M	14'6"x9'3"	
Master Bedroom	2	12'9"x15'2"	
Bedroom	2	9'x11'11"	
Bedroom	2	12'9"x9'5"	
Bathroom	2		4-Piece
Mud Room	LAG	16'5"x11'8"	
Bathroom	LAG		2-Piece
Living Room	L	15'9"x23'3"	

BRAND REALTY GROUP INC., Brokerage

Client Full Report

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Prepared By: BRANDON VANDERSCHOT, Salesperson

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