



Price: \$799,000	MLS® #: 1560131
Address: 359290 15 GREY RD	
City: MUNICIPALITY OF MEAFORD, N0H 1V0	
Side of Road: West	
Elem Schl: SYDENHAM CENTRAL	Sec. School: OSCVI
PKA: Lot Dimension/Acreage: .44 ACRES (APPROX)	Zoning: SF RES
Road Access: Yes	
SQ.FT. above: 1,670	
Total SqFt Finished: 3,280	
Possession: TBD	

Public Info. Beautiful waterfront property w/60' of frontage right in lovely Leith! Open concept great room w/floor-to-ceiling windows, custom blinds, walk-out to an oversized deck with clear insert railing, retractable awning & scenic water views. The tree-lined property offers privacy yet an unobstructed view of stunning nightly sunset. Quality custom built w/4 bdrms, 2.5 bath, 2 car garage, ample storage thruout home, above grade lower lvl w/in-floor radiant heat. The expansive kitchen w/large pantry overlooks Great Room which features custom cabinetry & gas fireplace. 2 bedrooms are on main flr including master which features 3 pc ensuite, walk-in closet & access to back deck. Remaining 2 bdrms are located on lwr level in addition to an office, cold rm, laundry facilities & family rm with walk-out & vintage cast iron woodburning stove. Workshop which is heated & has access to outdoors can easily be transformed into addit'l bedroom. 2nd kitchen offers possibility of in-law suite or investment opportunity.

Directions Hwy 26 to Grey Rd 15 to Concession Rd A to Bayshore

Type: Single Family	Heating/Mechanical: Air Exchanger, Central Air, Forced Air, Hot Water, Insulated, Propane, Radiant, Woodstove	Foundation: Concrete
Style: 2 Storey, Bungalow - Raised	Garage Type: Attached, Double, Insulated	Basement: Walkout
Title to Land: Freehold	Water: Municipal, Shore Well	Interior Features: Alarm, B&B Potential, Central Vac, Ensuite, Fireplace(s), In-law Capability, Inlaw Suite, Main Floor Laundry, Main Floor Master
Property Size: Under 0.5 Acres	Sewer: Septic	Roof: Asphalt Shingle
Land Features: Deeded Water Access, Landscaped, Softwood Bush, View, Water Access Rights, Wooded/Treed	Utilities/Services: Cell Service, Electrical to Lot, Electricity, Garbage Pickup, Internet-high speed, Telephone	Flooring: Carpet, Concrete, Wood
Exterior: Stone, Other	Rental Equip.: None	Waterfront Features: Beach, Deeded Water Access, Water Access (No Deeded Parking), Water Frontage, Waterfront (Deeded), Water View Gravel, Rocky
	Lease-To-Own Equip: None	Shoreline: None
	Driveway: Interlocking, Paved, Private	Accessory Buildings: None
		Access: Highway Access, Year Round Municipal Road

Ext. Features: **Privacy, Balcony/Deck/Patio**

Easements/Restrictions: **Sub.Div. Covenants**

INCLUSIONS Central Vacuum, Dishwasher, Dryer, Freezer, Garage Door Opener(s), Refrigerator, Satellite Dish, Satellite Equipment, Stove, Washer, Water Purifier, Water Softener, Window Coverings /

Exclusions none

Bedrooms: 5	Sign: Yes	Waterfront: Yes Body of Water Type: LAKE
Bathrooms: 3 \	Lockbox: Electronic SPIS: No	Waterfront Name: GEORGIAN BAY
Rental Income: NO	Survey: Yes Yr.Built: 1996	SRA: Owned
Construction Status: Exists	Garage: Yes	Water Frontage: 60.00

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	DINING ROOM	21.5 X 11.6'	LOWER LEVEL	REC ROOM	23'7 X 14'9
MAIN FLOOR	KITCHEN	10.9 X 15'11	LOWER LEVEL	OTHER	12'9 X 14'9 (WRKSHP)
MAIN FLOOR	LIVING ROOM	26'9 X 14'11	LOWER LEVEL	OTHER	12'10 X 9' (OFFICE)
MAIN FLOOR	MASTER BEDROOM	11'10 X 23'9	LOWER LEVEL	UTILITY	14'11 X 11'10
MAIN FLOOR	BEDROOM	12 X 12'11	LOWER LEVEL	BEDROOM	12 X 15'5
MAIN FLOOR	LAUNDRY	9 X 7'8	LOWER LEVEL	BEDROOM	9'8 X 10'