

\$1,079,000 - 503475 GREY 12 Road

Listing ID: 40602291

\$1,079,000

3 Bedrooms, 2 Bathrooms, 12.59 acres

Single Family

503475 GREY 12 Road, West Grey,
Ontario, N0C1H0

Pride of homeownership shines throughout this property! Thoughtfully renovated, warm, cozy, & south-facing, this 1970s A-frame maintains original charm w/ contemporary upgrades. Situated on 12 acres of hardwood w/ hiking & riding trails that lead to the Ontario ATV trails. From your front door you'll find a large vegetable garden, apple trees & berry bushes, an expansive deck for big parties, hosting holidays & summer lounging amidst 3 giant maple trees. Natural gas bbq hookup & all-wood dining gazebo overlooking both your ponds completes the outdoor experience: one pond hosts coy fish & frogs, the large one is home to turtles & ducks. The seamless mix of modern & rustic cabin vibes can be seen in the original pine flooring & staircase, pine shiplap walls & central wood stove. Perfect for main floor living the spacious primary bedroom offers a newly renovated 3 pc bath & sliding door to deck. Don't forget the cutest, sun-kissed sunroom ready for art projects or reading. Two bright bedrooms upstairs make for ideal kid or guest rooms! The country cabin feel offers contrast to the downstairs area that welcomes you to a fully finished basement w/ separate entrance, a perfect media escape room! The house subpanel is

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wired to a generator for peace of mind. Further outside is an insulated & finished 2-car garage & shop w/ woodstove & its own hydro box & is wired for a welder. This is a special lot because you can make your own maple syrup w/ your very own sugar shack & sap collection. The bush lot is also set up to generate revenue & you can rent your maple trees to local producers as there is a large maple bush ready to be tapped! 10 min to Markdale or Durham; 30 minutes to Owen Sound or Mount Forest, Grey Road 12 is regularly plowed in the winter, & has a school bus pickup. New school coming soon! New hospital here! Outside you'll find everything you need whether you're a part-time gardener, hobby farmer or full-on homesteader. Come live the good life in West Grey! (id:50245)

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