



401767 GREY ROAD 4, West Grey, Ontario N4N 3B8

Client Full
Active / Residential

401767 GREY ROAD 4 West Grey

Listing ID: 40647185
 Price: **\$849,000**



Grey/West Grey/West Grey
2 Storey/House

Anchor
 Water Body: **Saugeen River**
 Type of Water: **River**

	Beds	Baths	Kitch
Main		1	1
Second	4	1	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,870**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,870/LBO provide**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,348.00/2024**

Next OH: **Public: Sun Sep 22, 10:00AM-12:00PM**

Remarks/Directions

Public Rmks: **Nestled on 1.9 serene acres along the river, this charming older home combines classic character with modern potential. Featuring three spacious bedrooms and a dedicated office, it's perfect for both relaxation and productivity. The two bathrooms offer convenience, while the unfinished basement presents an exciting opportunity to create your dream space. Enjoy tranquil views and the soothing sounds of nature right outside your door. There is a bonus 30 x 24 shop, insulated and heated with a gas furnace. This well-maintained gem is a rare find for those seeking a peaceful retreat with room to grow. All appliances are brand new stainless steel. Don't miss out! Please enjoy more information and multimedia for our listing video and virtual walk through below.**

Directions: **On the East side of Grey Road south of the round about and before the church**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **River Access, Riverfront**
 Dock Type: **None**
 Shoreline: **None**
 Shore Rd Allow: **None**
 Channel Name: **None**
 Water View: **Direct Water View**
 Boat House: **None**
 Frontage: **100.00**
 Exposure: **None**
 Island Y/N: **No**

Exterior

Construct. Material: **Aluminum Siding, Solid Brick**
 Shingles Replaced: **2016**
 Year/Desc/Source: **1974//Owner**
 Property Access: **Municipal Road**
 Garage & Parking: **Attached Garage//Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **10**
 Foundation: **Concrete Block**
 Driveway Spaces: **4.0**
 Water Tmnt: **Iron/Mineral Filter, UV System, Water Softener**
 Roof: **Fiberglass Shingle**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Rd Acc Fee: **None**
 Garage Spaces: **1.0**
 Sewer: **Septic**
 Lot Size Area/Units: **1.910/Acres**
 Lot Front (Ft): **130.91**
 Location: **Rural**
 Area Influences: **Access to Water, Campground, Greenbelt/Conservation, Major Highway, Place of Worship, River/Stream, School Bus Route, Schools, Shopping Nearby**
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **None**
 Lot Irregularities: **None**
 Acres Rent: **None**
 Lot Shape: **Irregular**
 Land Lse Fee: **None**
 Topography: **None**
 Fronting On: **North**

Interior

Interior Feat: **Ceiling Fans, Sump Pump, Water Heater Owned, Workshop**
 Basement: **Full Basement**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Refrigerator, Smoke Detector, Stove, TV Tower/Antenna, Washer, Window Coverings**
 Basement Fin: **Unfinished**

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 25 PL 53 BENTINCK PT 5 R145; S/T GS42158; WEST GREY**
 Zoning: **A1 H**
 Assess Val/Year: **\$275,000/2024**
 PIN: **372140171**
 ROLL: **420528000407005**
 Local Improvements Fee: **None**
 Survey: **Unknown/**
 Hold Over Days: **None**
 PIN 2: **None**
 Occupant Type: **Owner**

Possession/Date: **Flexible/**

Deposit: **25000**

Brokerage Information

List Date: **09/18/2024**
List Brokerage: **[ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage \(KIN\)](#)**

Source Board: REALTORS® Association of Grey Bruce Owen Sound
Prepared By: HOLLY AGNEW, Salesperson
Date Prepared: 09/19/2024

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	19' 4" X 12' 0"	5.89 X 3.66	
Kitchen	Main	23' 3" X 11' 3"	7.09 X 3.43	
Laundry	Main	5' 4" X 8' 0"	1.63 X 2.44	
Bathroom	Main	4' 7" X 7' 9"	1.40 X 2.36	2-Piece
Bedroom Primary	Second	10' 4" X 12' 8"	3.15 X 3.86	
Bedroom	Second	11' 11" X 12' 7"	3.63 X 3.84	
Bedroom	Second	12' 11" X 9' 3"	3.94 X 2.82	
Bedroom	Second	13' 11" X 7' 3"	4.24 X 2.21	
Bathroom	Second	5' 1" X 12' 4"	1.55 X 3.76	4-Piece

Type	Date	Time	Description
Public	09/22/24	10:00AM-12:00PM	

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