

Property Member Full

193182 SIDEROAD 30, West Grey, Ontario N4N 3B8

Member Full
Active / Residential

Confidential for REALTORS® Only

Listing ID: **40654117**
List Price: **\$599,900.00**
New Listing



**Grey/West Grey/West Grey
Bungalow/House/Detached**

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 AG Fin SqFt Range: **1001 to 1500**
 AG Fin SqFt: **1,126/LBO provided**
 DOM/CDOM: **0/0**
 Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$3,018.37/2024**

Recent: 09/27/2024 : **New Listing**
Seller: Kathryn Grace Schnurr and James Schnurr
ARN/PIN: 420528000314900 / 372200106
Legal: PT LT 60 CON 2 SDR BENTINCK AS IN R436787; WEST GREY

Remarks/Directions

Public: Step right into your own little retreat sitting on about 2.28 acres. This all season 3 bed, 2 bath home could be that vacation getaway spot you've been looking for or maybe it could be your permanent home! This grade level home gives you the peace and tranquility you are looking for. Just imagine yourself, waking up looking out your primary bedroom picture window overlooking the pond, watching the deer in your backyard. Enjoy those hot summer days hanging out on the new dock and trying out the waterslide. Wintertime seasons would be amazing, cozied up to the propane fireplace, and watching the snow fall outside. Whatever you decide to make this for yourself, this property has plenty of options! Large workshop to hold all your outdoor toys and even a chicken coop if that is on your want list! Appliance package included. Within minutes to Durham, or 15 minutes to Hanover you really need to call your REALTOR® and book your showing to see this one soon!

REALTOR®: All measurements are approx. Shop does have hydro and heat options. Shop is full, please use discretion. Sewage pump replaced in 2024. Fibre Optics is Wightman.

Directions to Property: Heading West out of Durham, turn left at Vickers (corner at Meadows Drive Mobile Home Park), head South on Sideroad 30, property is on right side, Fire #193182 (before stop sign).

Exterior

Exterior Feat:	Backs on Greenbelt, Deck(s), Privacy, Private Pond, Seasonal Living, Year Round Living		
Construct. Material:	Wood	Foundation:	Slab
Shingles Replaced:	2014	Roof:	Asphalt Shingle
Year/Desc/Source:	1963//Other	Prop Attached:	Detached
Property Access:	Year Round Road	Apx Age:	51-99 Years
Other Structures:		Rd Acc Fee:	
Garage & Parking:	Detached Garage//Private Drive Single Wide	Winterized:	Fully Winterized
Parking Spaces:	3	Driveway Spaces:	3.0
Water Source:	Drilled Well	Water Tmnt:	Iron/Mineral Filter, Water Softener
Lot Size Area/Units:	/	Acres Range:	2-4.99
Lot Front (Ft):	231.00	Lot Depth (Ft):	429.00
Location:	Rural	Lot Irregularities:	
Area Influences:	Highway Access, Lake/Pond, Quiet Area, School Bus Route		
View:	Forest, Pond		
Topography:		Retire Com:	
Restrictions:	Conserv. Control	Fronting On:	West
School District:	Bluewater District School Board, Bruce-Grey Catholic District School Board		

Interior

Interior Feat:	Ceiling Fans, Sewage Pump, Water Heater Owned, Water Softener, Workshop	
Basement:	None	Basement Fin:
Laundry Feat:	Main Level	
Cooling:	Window Unit	
Heating:	Electric, Fireplace-Propane, Propane	
Fireplace:	/Living Room, Propane	
Under Contract:	None	FP Stove Op:
Lease to Own:	None	Contract Cost/Mo:
Inclusions:	Dryer, Hot Water Tank Owned, Microwave, Range Hood, Refrigerator, Stove, Washer, Window Coverings	
Add Inclusions:	2- TV Mounts	
Exclusions:	Beer fridge in shop, stand up freezer in foyer, pop up shelter.	

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 60 CON 2 SDR BENTINCK AS IN R436787; WEST GREY	Survey:	None/
Zoning:	A1	Hold Over Days:	
Assess Val/Year:	\$219,000/2024	PIN 2:	
PIN:	372200106	Occupant Type:	Owner
ROLL:	420528000314900	Deposit:	5000.00
Possession/Date:	60 - 89 Days/		

Marketing

Showing Requirements: **Showing System**

Showings:

Showing Remarks:

At least overnight notice needed so the Seller can make sure the dog is out of the house, she is very friendly but will want all the attention! Front door key is stiff, wiggle it in to open.

Lockbox Type:

SentriLock

Locbox Loc/Serial#: **Front Door/01707589**

Sign on Prop:

Yes

Possession:

60 - 89 Days

Brokerage Information

List Date:

09/27/2024

Expiration Date:

Int Bearing Bkg Trust Account: **No**

Financing:

SPIS WWAS:

Contact After Expired: **No**

Buyer Agency Compensation Remarks: **2% +HST**

Special Agreement: **No**

Assignment Of Listing:

HST Applicable to Sale: **Included**

Representation Type: **Designated Representative**

Offer Remarks: **Offers anytime, please send to lschwippl@royallepage.ca**

Original List Price: **\$599,900.00**

List Brokerage: **ROYAL LEPAGE RCR REALTY**

Brkge #: **519-364-7370**

List Salesperson: **LAURA EWART-SCHWIPPL, Broker**

Direct #: **519-387-6793**

Email: **lschwippl@royallepage.ca**

L/SP Cell: **519-387-6793**

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Source Board: REALTORS® Association of Grey Bruce Owen Sound

Prepared By: Michelle Bruin, Salesperson

Date Prepared: 09/27/2024

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193182 SIDEROAD 30, West Grey, Ontario N4N 3B8

Listing ID: 40654117

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Type: **Residential/House** CDOM: **0**

List Agt: [GB816](#)

List Off: [ROYAL LEPAGE RCR REALTY](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
	\$599,900 RESI	New Listing	09/27/24	->ACT	09/27/24 08:57 AM	GB816

Listing ID: 30756145

Type: **Residential/House** CDOM: **37**

List Agt: [KWkw4662](#)

List Off: [KELLER WILLIAMS GOLDEN TRIANGLE REALTY](#)

Sold Price: \$358,000.00



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
37	\$358,000 RESI	Closed	01/09/20	PND->CLS	01/10/20 12:05 AM	MatrixSystem
37	\$369,000 RESI	Pending	12/03/19	ACTUC->PND	12/04/19 03:17 PM	KWkw0522
9	\$369,000 RESI	Conditional	11/06/19	ACT->ACTUC	11/06/19 02:07 PM	KWkw0522
	\$369,000 RESI	Price Increase	10/29/19	\$329,000->\$369,000	10/29/19 06:39 PM	KWkw4662
	\$329,000 RESI	New Listing	10/28/19	->ACT	10/29/19 04:32 PM	KWkw4662

Listing ID: 230447

Type: **Residential/House** CDOM: **37**

List Agt: [GB765](#)

List Off: [KELLER WILLIAMS GOLDEN TRIANGLE REALTY, Brokerage](#)

Sold Price: \$358,000.00



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
37	\$358,000 RESI	Closed	01/09/20	ACTUC->CLS	12/04/19 03:15 PM	GA814
9	\$369,000 RESI	Conditional	12/04/19	ACT->ACTUC	11/06/19 02:06 PM	GA814
	\$369,000 RESI	New Listing	10/28/19	->ACT	10/29/19 04:05 PM	GB765

Listing ID: 40654117

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	14' 0" X 6' 0"	4.27 X 1.83	
Kitchen/Dining Room	Main	22' 0" X 15' 0"	6.71 X 4.57	Sliding doors
Living Room	Main	14' 0" X 9' 0"	4.27 X 2.74	Fireplace
Bathroom	Main	8' 0" X 8' 0"	2.44 X 2.44	3-Piece
Desc: Bath/storage				
Bedroom	Main	11' 0" X 10' 0"	3.35 X 3.05	Balcony/Deck
Bedroom	Main	11' 0" X 8' 0"	3.35 X 2.44	Balcony/Deck
Bedroom Primary	Main	10' 0" X 16' 0"	3.05 X 4.88	Ensuite Privilege
Bathroom	Main	10' 0" X 8' 0"	3.05 X 2.44	4-Piece, Ensuite
Laundry	Main	8' 0" X 5' 0"	2.44 X 1.52	

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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:

Green Water Conservation:
Energy Certification:
Date:
Information Statement:

Level:

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taken with wide angle to show entire space





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