Cross Property Client Full

1891 YEARLEY ROAD

Residential/Single Family/For Sale Price: \$575,000.00

Sprucedale, ON POA 1Y0 Active District of Parry Sound/Almaguin Highlands/McMurrich



MLS®#: <u>176127</u>

List Date: 14-Feb-2019 Bedrooms (AG/BG): 2 (2/0)

Bathrooms (F/H): 2 (2/0

1997

Type: **Detached** Chalet Style:

Sqft Above Grade: 2,575 Sqft Below Grade: 0 Sq Ft Finished 2,575 Sq Ft. Unfinished 0 Sq Ft Source: Other

New Construction: No # Rooms: 10 Title/Ownership: Freehold Recreational:

1997/Completed / Fronting On: **East** Year Built/Desc:

1,674.00 Lot Front: Lot Depth:

25-49.99 Road Access Fee: Lot Size/Acres: Acres/37.50

Access: Municipal road, Year Round Garage Spaces/Type: 3.0/Attached, Detached

Driveway Spaces/Type: 20/Outside/Surface/Open, RV / Truck

Parking/Asphalt

Waterfront: WF Exposure:

Leased Land Fee:

Public Remarks: COMPLETELY PRIVATE LIVING ON 37 ACRES OF BEAUTIFULLY TREED AND LANDSCAPED PROPERTY THAT FEELS LIKE YOUR VERY OWN PARK. WINDING DRIVEWAY THAT ADDS TO THE PRIVACY, HOUSE CANNOT BE SEEN FROM THE ROAD. OPEN CONCEPT MAIN FLOOR LIVING WITH VAULTED CEILINGS AND LOFT OVER THE LIVING AREA. MAIN FLOOR MASTER BEDROOM AND LAUNDRY. COMPLETELY FINISHED WALKOUT BASEMENT WITH SECOND KITCHEN AND BATHROOM, IDEAL AS A LEVEL ENTRY IN-LAW SUITE. DOUBLE ATTACHED GARAGE AND LARGE 28X30 QUONSET HUT WITH 10X12 GARAGE DOOR. WATER VIEW OF THE NEIGHBOURS POND. ATV TRAILS THROUGHOUT, PLENTY OF WILDLIFE AND EXCELLENT HUNTING IF THAT'S YOUR THING! SELLER ALSO OWNS 12 ACRE LOT NEXT DOOR THAT COULD ALSO BE PURCHASED IF INTERESTED IN A LARGER PARCEL.

Directions: RAVENSCLIFFE ROAD TO STISTED ROAD, LEFT ONTO SECOND AVENUE, LEFT ONTO YEARLEY ROAD, 1891 IS THE FIRST DRIVEWAY ON THE LEFT.

Interior Features

Interior Features: Cathedral Ceiling, Finished Loft, In-law Capability, Main Floor Laundry, Multiple Kitchens, Smoke

Detector, Water Heater Owned

Basement: Full/Fully Finished/Walk-Out Fireplace:

Forced Air-Oil/Woodstove Heat Primary/Sec: HVAC: None Foundation: Concrete Block

Under Contract \$: No UFFI: Furnace Age:

Under Contract/Rental Items: Plumbing Age: 1997 None Lease To Own Equip: None Oil Tank Age: 2013

Accessibility: 1997

Wiring Age:

Exterior Features

Add'l Monthly Fees: Exposure: West Pool: None Lot Shape: Lot Irregularities: L shaped acreage FH Common Fee: Irregular

Exterior Finish: Vinyl Siding Restrictions: None

Cell Service, Electricity, Internet High-Speed, Telephone Services:

Partially Cleared, Rolling, Wooded/Treed Topography: Alternative Power:

Asphalt Yr Roof Surface Replaced: 2014 Roofina:

Well/Dug Well Water/Supply Type: Sewage: Septic

Water Treatment: None Deck(s), Landscape Lighting, Privacy, Year-Round Living

Exterior Features: Other Structures: Workshop

Landscaped, Water View Site Influences

Inclusions/Exclusions Dishwasher, Refrigerator, Stove FOUR BAR STOOLS, BED IN THE LOFT, AND SHED Inclusions:

ANTLER LIGHT FIXTURE ABOVE THE DINING TABLE, WASHER AND DRYER, FRIDGE AND STOVE IN THE Exclusions:

BASEMENT, ALL LAWN ORNAMENTS, FLAG POLE AND WINDMILL.

Tax Information

Roll#: 491201000501801 Local Improve Fee/Comments No/

521700356 RR Taxes/Year: \$2,081/2018 Zonina:

\$252,750/2019 Survey/Year: No, Yes Assessment \$/Year:

S 1/2 LOT 20, CONCESSION 2, MCMURRICH EXCEPT PARTS 1 AND 2 42R19631 TOWNSHIP OF Legal Description:

MCMURRICH/MONTEITH, DISTRICT OF PARRY SOUND

			Rooms —
Room Kitchen / Dining Room	<u>Level</u> M	Dimensions 20'3"x16'10"	Features Open Concept, Tile Floors, Vaulted Ceiling, Walkout to Balcony/Deck
Living Room	М	17'3"x13'2"	Carpet, Open Concept, Vaulted Ceiling
Foyer	М	7'x6'7"	Vaulted Ceiling
Master Bedroom	М	16'8"x15'6"	Carpet, Walkout to Balcony/Deck
Bedroom	М	15'6"x11'8"	Carpet
Bathroom	М	11'5"x6'11"	5+ Piece, Jetted Bathtub, Linen closet, Vinyl Flooring
Loft	2	20'11"x8'9"	Carpet

Recreation RoomLAG33'9"x20'3"Laminate, Sliding doorsBathroomLAG10'7"x6'3"3-Piece, LaminateUtilityLAG11'11"x5'9"

ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63 Client Full Report

Prepared By: NANCY CARR, Salesperson

ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63

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