

\$989,000 - 305207 South Line A, Grey Highlands

MLS® #X12185834

\$989,000

2 Bedroom, 2.00 Bathroom,
Single Family on 3388.10 Acres

Grey Highlands, Grey Highlands, Ontario

Situated on a tranquil 48-acre recreational paradise with river frontage on both sides of the Saugeen River, this property in Grey Highlands provides an ideal combination of privacy, nature, and family living. Whether you are looking for a peaceful permanent residence or a weekend getaway, this home and its surroundings promise four seasons of enjoyment. The main level welcomes you with a 3-season sunroom overlooking the trees, and a spacious upper deck extends your living space into the outdoors. An open-concept kitchen, dining, and living area, anchored by a cozy zero-clearance fireplace, is ideal for gatherings. The primary bedroom features built-in cabinetry, while a 4-piece bathroom and laundry room complete the main level. Downstairs, the walkout basement features a bright family room with a wood stove for added warmth, a bedroom with its own 3-piece ensuite bathroom, and a second 3-season sunroom. The home is efficiently heated and cooled with a propane-forced air furnace and central A/C. It also includes an air exchanger, drilled well, owned hot water tank, iron filter, and a newer well pump. A 25' x 40' detached shop featuring concrete floors and hydro is ideal for hobbyists or entrepreneurs. It offers the potential for a studio or workshop space above and includes a 60-amp pony panel. Additionally, you will find three garden sheds and a charming goldfish pond integrated into the landscape. The land is mostly treed with trails waiting to be reclaimed, offering a blank



canvas for hiking and quiet riverfront exploration. From skiing, boating, fishing, golfing, scenic lookouts, waterfalls, and lakes, the area is a playground for outdoor enthusiasts. Located in an outdoor recreation hotspot, you're just 10 minutes to Flesherton, under 20 minutes to Durham or Markdale, and 50 minutes to Owen Sound or Collingwood.Reconnect with nature and explore all that Grey County has to offer, this is a rare opportunity to own a riverside sanctuary with incredible potential. (id:6289)

Essential Information

Listing #	X12185834
Price	\$989,000
Bedrooms	2
Bathrooms	2.00
Acres	3,388.10
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	305207 South Line A
Subdivision	Grey Highlands
City	Grey Highlands
Province	Ontario
Postal Code	N0C1K0

Amenities

Utilities	Electricity
Features	Wooded area, Partially cleared, Waterway, Wetlands, Hilly, Guest Suite
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Freezer, Stove, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood
Foundation	Block

Listing Details

Listing Office Century 21 In-Studio Realty Inc.



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