



# LISA HARTSINK BROKER

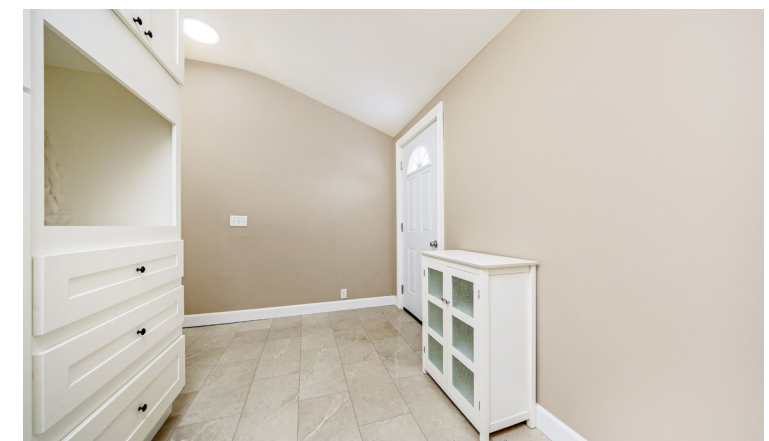
COMPASSION LED REALTY TEAM



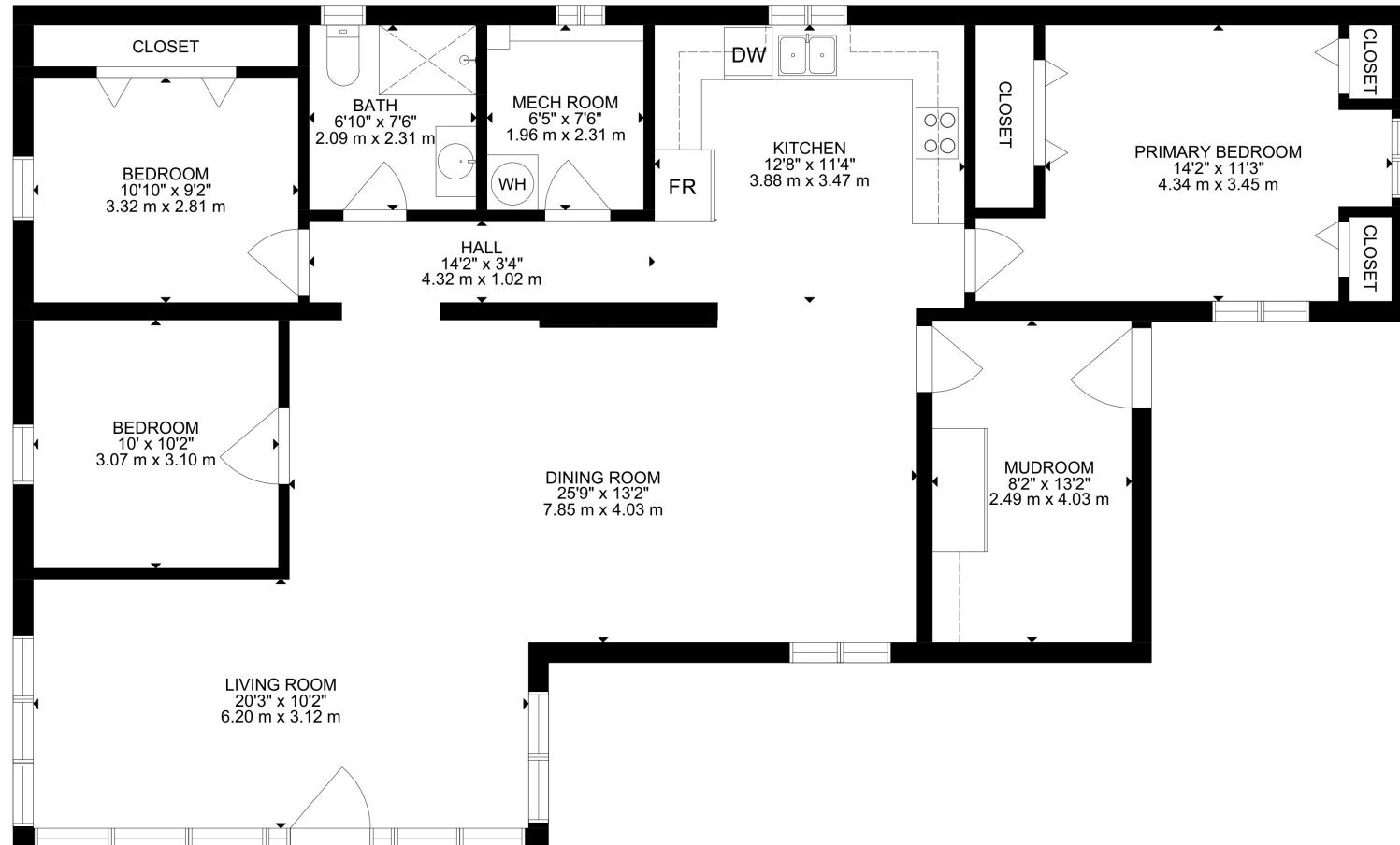
262700 Varney Road  
*West Grey*

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# HOUSE FEATURES

## EXTERIOR

### FRONT YARD

- Large rural frontage
- Gravel driveway
- Open, partially cleared land
- Apple trees throughout property
- Camp Creek running through property

### BACKYARD

- Poured concrete patio
- Open pasture and wooded areas
- Electric fencing
- Exterior round pen
- Multiple farm outbuildings

## INTERIOR

### FRONT ENTRANCE

- New Vinyl Flooring
- Semi flush mount lighting
- Five windows overlooking front
- Front door with two window panes

### LIVING ROOM

- New Vinyl Flooring
- Semi flush mount light
- Three windows overlooking side yard

### DINING ROOM

- New Vinyl Flooring
- Semi flush mount light
- One window overlooking front with arched top

### KITCHEN

- One window overlooking back
- Shaker style cabinets with glass inserts
- Soft close slides and hinges
- Appliances:
- Stove: Whirlpool, white
- Range hood: Samsung, white
- Fridge: Amana, white
- Dishwasher: Amana, white
- Microwave: Samsung, white

### PRIMARY BEDROOM

- New Vinyl Flooring
- One window overlooking side,

- One overlooking front
- Two single closets and one double closet

### 2ND BEDROOM

- New Vinyl Flooring
- One window overlooking side
- Double closet

### 3RD BEDROOM

- New Vinyl Flooring
- One window overlooking side

### 3 PIECE MAIN FLOOR BATH

- Ceramic tile Flooring
- Square pot lights and wall mounted fixtures
- One window overlooking back
- Freestanding single sink vanity
- Standing shower with glass surround and brass hardware

### MUDROOM

- Tile flooring
- Access to side yard
- Flush mount light

### OUTBUILDINGS & FARM FEATURES

- Approx. 45 acres with a mix of workable land, pasture, and wooded areas
- Camp Creek flowing through the property, known to support trout
- Harrison loam soil with good drainage, well suited for agricultural use
- Property historically used for horses, ponies, goats, sheep, and donkey
- Electric fencing in place
- Exterior round pen for training or exercising animals

### BARN & STRUCTURES

- 4 stall barn with tack room and hydro
- Separate hay barn for feed and equipment storage
- Chicken coop
- Workshop space
- Additional farm outbuildings

suitable for storage and live-stock use

### LAND USE & LAYOUT

- Combination of open pasture and treed areas
- Apple trees scattered throughout the property
- Paddock and barn layout supports small scale hobby farm or equestrian use

### UTILITIES & ADDITIONAL INFO

- Heating : Propane baseboard heaters (owned)
- Cooling: AC wall unit
- Hot Water Tank: Electric, GSW Series 6 (owned)
- Water Softener: Rheem Water Softener (owned)
- Well Type: Drilled well, located in the side yard
- Septic location: Located behind the kitchen
- Smart Home Systems: None
- Security System: None
- CVAC (brand, age): None
- Roof: Asphalt shingles

### INCLUSIONS

- Electric Light Fixtures
- Water Softener
- Hot Water Tank
- Stove: Whirlpool, white
- Range hood: Samsung, white
- Fridge: Amana, white
- Dishwasher: Amana, white
- Microwave: Samsung, white
- Closet Organizers
- All Bathroom Mirrors
- Outbuildings

### RENTALS

- Propane Tanks

### EXCLUSIONS

- None

### NEGOTIABLES

- None



# SCHOOLS

Bluewater District School Board		Bruce-Grey Catholic District School Board	
ENGLISH			
JK - GR08	Spruce Ridge Community School	JK - GR08	St. Peter's & St. Paul's Separate Schol
GR09 - GR12	John Diefenbaker Senior School	GR09 - GR12	Sacred Heart CSS

School boundary information can be confirmed at:  
<https://www.app.edu.gov.on.ca>



**COLDWELL BANKER**

**ELEVATE REALTY,  
BROKERAGE**

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