Cross Property Client Full RES

4 TURKEY ROOST LANE
Creemore, ON L0M 1G0
Simcoe County/Clearview/

Residential/Single Family/For Sale **Price: $949,000.00**
Active

MLS®#:	**181327**		
List Date:	**14-Mar-2019**	Bedrooms (AG/BG):	**3 (2/1)**
		Bathrooms (F/H):	**3 (3/0**
Type:	**Detached**		
Style:	**2 Storey**		
Sqft Above Grade:	**2,269**	Sqft Below Grade:	**1,103**
Sq Ft Finished	**3,372**	Sq Ft. Unfinished	
Sq Ft Source:	**LBO provided**		
New Construction:	**No**	# Rooms:	**11**
Title/Ownership:	**Freehold**	Recreational:	**No**
Fronting On:	**North**	Year Built/Desc:	**1992/Completed / New**
Lot Front:	**205.00**	Lot Depth:	
Road Access Fee:		Lot Size/Acres:	**3-9.99 Acres/3.80**
Access:	**Municipal road, Year Round**		
Garage Spaces/Type:	**3.0/Detached**		
Driveway Spaces/Type:	**10/Private Double Wide/Gravel**		
Waterfront:	**No**	WF Exposure:	
Leased Land Fee:			

Public Remarks: **Follow a tree-lined laneway on 3.8 acres to this secluded 3300+ square foot country retreat nestled in hills outside Dunedin SW of Creemore. This rare protected 3-bedroom, 3-bath, upland paradise boasts post-and-beam construction, with 3 bedrooms on 3 levels. Expansive lawns and gardens are framed by the maple bush and evergreens of Conservation Authority regulated land and Dunedin Park—large privacy buffers disturbed only by the melodious rush of the Noisy River. A true oasis, yet close to Creemore, golf & skiing. The living, dining room and large open kitchen let onto a patio deck perched over the grounds while the family room rises up two storeys, with floor-to-ceiling stone-framed fireplace. A large bedroom, study nook, bath and library complete the main floor. The master loft retreat is a secluded eyrie, while the bright on-grade lower level boasts a large rec room, fireplace and 3rd bedroom. A standalone 3-car garage, new roof and fresh int/ext paint complete the picture.**

Directions: **COUNTY RD 9 TO TURKEY ROOST LANE**

Interior Features

Interior Features:	**Built-In Appliances, Cathedral Ceiling, Finished Loft, Fire Alarm System, Skylight**		
Basement:	**Full/Fully Finished/Walk-Out**	Fireplace:	**Wood**
Heat Primary/Sec:	**Forced Air-Electric/Airtight Stove**		
HVAC:	**Air Conditioner**	Foundation:	**Concrete Block**
Under Contract/Rental Items:	**None**	Plumbing Age:	

Exterior Features

Add'l Monthly Fees:		Exposure:		Pool:	**None**
Lot Shape:	**Irregular**	Lot Irregularities:			FH Common Fee:
Exterior Finish:	**Wood**				
Restrictions:	**None**				
Services:	**Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone**				
Topography:	**Hilly**		Alternative Power:		
Roofing:	**Asphalt**		Yr Roof Surface Replaced:	**2016**	
Water/Supply Type:	**Well/Drilled Well**		Sewage:	**Septic**	
Exterior Features:	**Year-Round Living**				
Other Structures:	**Gazebo**				
Site Influences	**Arts Centre, Backs onto Greenspace, Greenbelt/Conservation, Trails**				

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Central Vac, Freezer, Smoke Detector Living Room bench and cushions**

Exclusions: **All Window Coverings and Dining Room Light Fixture.**

Tax Information

Roll#:	**432901001118502**	Local Improve Fee/Comments /			
Pin#:	**582230154**	Zoning:	**RESIDENTIAL**	Taxes/Year:	**$4,806/2018**
Assessment $/Year:	**$584,000/2016**	Survey/Year:	**Yes 1971**	Survey Type:	**Available**
Legal Description:	**PT N 1/2 LT 6 CON 9 NOTTAWASAGA AS IN R01102013; CLEARVIEW**				

Rooms

Room	Level	Dimensions	Features
Family Room	L	**29'x6'**	
Recreation Room	L	**21'10"x14'10"**	
Bedroom	L	**12'4"x11'5"**	
Living Room	M	**23'0"x14'3"**	
Kitchen	M	**13'7"x11'5"**	
Den	M	**14'x12'**	
Bedroom	M	**18'10"x13'2"**	
Master Bedroom	2	**23'3"x12'**	
Bathroom	M		**3-Piece**
Bathroom	2		**3-Piece**
Bathroom	L		**3-Piece**