

# \$1,099,000 - 503475 GREY 12 Road

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## Listing ID: 40572852

**\$1,099,000**

3 Bedrooms, 2 Bathrooms, 1845

Single Family

503475 GREY 12 Road, Markdale, Ontario,  
N0C1H0

Welcome to your dream hobby farm! Pride of homeownership shines throughout this property! Thoughtfully renovated, warm, cozy, & south-facing, this 1970s A-frame maintains original charm w/ contemporary upgrades, all situated on 12 acres of hardwood w/ hiking & riding trails that lead to the Ontario ATV trails. From your front door there is an expansive deck for big parties, hosting holidays & summer lounging amidst 3 giant maple trees. Natural gas bbq hookup & a gorgeous all-wood dining gazebo overlooking both your ponds completes the outdoor experience: one pond hosts coy fish & frogs, the large one is home to turtles & ducks. The seamless mix of modern & rustic cabin vibes can be seen in the original pine flooring & staircase, pine shiplap walls & central wood stove. Perfect for main floor living the spacious primary bedroom offers a newly renovated 3-piece bath & sliding door to deck. Don't forget the cutest, sun-kissed, south-facing sunroom ready for art projects or reading. Two bright bedrooms upstairs make for ideal kid or guest rooms! The country-rustic cabin feel offers contrast to the downstairs area that welcomes you to a fully finished basement w/ separate entrance, the perfect media escape room! The house subpanel is wired

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to a generator for peace of mind. Further outside is an insulated & finished 2-car garage & shop w/ woodstove & its own hydro box & is wired for a welder. This is a special lot because you can make your own maple syrup w/ your very own sugar shack & sap collection. The bush lot is also set up to generate revenue & you can rent your maple trees to local producers as there is a large maple bush ready to be tapped! 10 min to Markdale or Durham; 30 minutes to Owen Sound or Mount Forest, Grey Road 12 is regularly plowed in the winter, & has a school bus pickup. New school coming soon! New hospital here! Outside you'll find everything you need whether you're a part-time gardener or full-on homesteader. Come live the good life in West Grey!!  
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