

Property Information

Nestled in the serene and picturesque countryside just outside Collingwood, Ontario, you'll discover 428285 8th Concession B, a captivating custom-built home that offers the perfect blend of modern comfort and rural tranquility. This immaculate residence, constructed in 2014, is situated on a sprawling 6.491-acre lot, boasting unobstructed views of the surrounding landscape and breathtaking sunsets that will leave you in awe.

Privacy is paramount on this expansive property, with approximately 3 acres of farmable land that beckons to your agricultural aspirations. The residence itself, a charming bungalow, comes complete with a full-sized unfinished basement, brimming with untapped potential for those seeking to craft their dream living space.

Upon entering, you'll be greeted by an attached double car garage and a home that exudes an atmosphere of spaciousness and openness. High ceilings and large, well placed windows invite natural light to flood every corner, creating a bright and airy ambiance that is simply inviting.

The heart of this home is undoubtedly the large working kitchen, featuring a convenient island that is perfect for culinary endeavors and casual dining. The adjacent living room, graced with expansive windows and a cozy gas fireplace, offers the ideal setting for relaxation and entertaining. For those who appreciate formal dining, a dedicated dining room awaits your gatherings and special occasions.

This residence boasts three well-appointed bedrooms, with

the primary bedroom being a true retreat. Large windows fill this space with natural light, enhancing its inviting atmosphere. A walk-in closet provides ample storage, and the ensuite bath is your private oasis.

Throughout the home, you'll appreciate the enduring beauty of hardwood and ceramic flooring, which add both style and durability to your living spaces. Practicality meets peace of mind with the Generac whole-home backup generator, ensuring that you're never left in the dark, no matter the weather.

428285 8th Concession B offers a rare opportunity to embrace the tranquil charm of rural living without sacrificing modern comfort and convenience. This thoughtfully designed and meticulously maintained property awaits its next fortunate owner, ready to create lasting memories in a setting of natural beauty and serenity. Your dream home in the countryside is here, waiting for you to make it your own.

Property Details

ADDRESS: 428285 8th Concession B, Singhampton, On N0C1M0

TYPE: Single family residential

LEGAL DESCRIPTION: PT LT 16-17 CON 9 OSPREY, PT 2
16R10443 MUNICIPALITY OF GREY HIGHLANDS

SQ. FT:	2,260 above grade, 2,295 below grade (MPAC).
BEDROOMS:	3. Primary include large bay windows, walk-in closet and ensuite bath.
BATHS:	3; 3 piece guest bath, 4 piece main, 3 piece ensuite in primary bedroom.
LAUNDRY:	Main floor laundry room.
BASEMENT:	Full, unfinished, development potential.
AGE:	11 years (2014).
ELECTRICAL:	Breaker panel + Backup generator.
ROOF:	Asphalt shingle.
FOUNDATION:	Concrete block.
FLOORS:	Hardwood, ceramic, vinyl, concrete.
CEILINGS:	Drywall, stucco.
WINDOWS:	Vinyl.
EXTERIOR:	Vinyl siding, stone.
INTERIOR:	Drywall.
PARKING:	Private drive – 10+ vehicles.
GARAGE:	Attached double wide.
LOT SIZE:	385.49'x739.76' – 6.491 ac. (Geowarehouse)
ZONING:	RUR-228

TAXES:	\$4846.20 (2024)
ROLL #:	420814000603209.
PIN #:	372550372.
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air propane.
COSTS:	Hydro - \$2,000/yr., propane - \$3,800/yr.
COOLING:	Central Air conditioning.
RENTALS:	Propane tank – Sparlings - \$75.95/yr. + Tax.
WATER:	Private well.
WASTE:	Private septic.
HOME INSPECTION:	Full version available at: www.gogordons.com
CHATELS INCLUDED:	Washer, dryer, fridge, stove, dishwasher, weather station.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Full Home, Septic, Well Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour