

2019-05-29

222 BERRYTON ROAD, Seeley's Bay KOH 2N0

ML#: 1152743

New Listing!



Status: Active
Dist/Neigh: 824- Rear Of Leeds & Lansdowne Twp
Municipality: South Of Seeley's Bay
Neigh Name: 800 ' x 745 '
Lot Size: 800 ' x 745 '
Zoning: Residential
Zoning Desc: Residential
Legal Desc: PT LT 5 CON 6 LEEDS AS IN LR228689 LYING N OF TRAVELLED RD (AKA BERRYTON RD); LEEDS/THOUSAND ISLANDS

List Price: \$1,250,000
Sub Type: Residential
Fronting: North
Acres: 14.500
IrreglSqFt:
Seasonal:

Directions/Remarks

Directions: From Highway 15 go south on Big Hill Rd, left on Berryton. From the 401 take CR32/Gan exit & go north, left on Berryton (mostly gravel rd). For all paved rd, continue on CR32 then turn left on Hwy 15 then left on Big Hill Rd then left on Berryton.

Public Remarks: Impeccable 4000sf "West Coast Contemporary" style bungalow built in 2015 nestled among 14.5 acres of our great Canadian Shield will not disappoint astute buyers looking for meticulous construction, quality and design details. Built with the most advanced & economical to operate geothermal system providing heating through radiant in-floor of the polished concrete floors and cooling through exposed industrial overhead ducting & ceiling fans. Incredible 20' ceilings & triple pane windows flood the space with natural light & views! Open plan including a linear fireplace, massive Quartz island, 2 apron sinks, pot filler faucet, marble wall niches & more. Custom tiled bathrooms with stand alone tub & shower with wall jets. Garages have tall ceilings & commercial glass doors (excellent workshop space & hobby farm setup). Set back far from the road with gates for utmost privacy. Maintenance free exterior in steel & stone. A rare & unique offering that needs to be viewed to be appreciated!

Property Information

Style: Detached
Builder: Detached
Year Built: 2015/New
Parking Desc: 1 Garage Detached, 2 Garage Attached, Inside Entry, Oversized
Heat Desc: Heat Pump, Radiant
Air Conditioning: Central
Water Supply: Drilled Well
Exterior Finish: Metal, Stone
Foundation: Poured Concrete
Basement Desc: None
Floor Covering: Other (See Remarks)
Appliances Incl: Dishwasher, Dryer, Freezer, Hood Fan, Microwave, Refrigerator, Stove, Washer, Wine Fridge
Feat/Equip Incl: Air Exchanger, Auto Garage Door Opener, Ceiling Fan, Hot Water Tank, Water Treatment, Other (See Remarks)
Site Influences: Acreage, Fenced Yard, Hobby Farm, Landscaped, No Rear Neighbours, Park Setting, Ravine, Wooded Area
Neigh Influences: Paved Road, Recreation Nearby, Water Nearby
Rental Equip: None

Type: Bungalow(1 Story)
Model:
#Gar: 4
Total Beds: 3
Beds AG: 3
Beds BG: 0
#Cover: 0
Heat Fuel: Other (See Remarks)
Roof: Metal
FP: 1
Sewer: Septic Installed
Construction:
Basement Dev: None (No Basement)
Fire Retrofit:

Total Baths: 3
FB/PR Bths: 2/1
Ensuites: 1
Total Park: 10
FP Fuel: Gas

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
PORCH	Main	22' x 6'	FOYER	Main	8'6" x 8'2"	LIVRM	Main	22'6" x 22'6"	DINRM	Main	21'8" x 14'
KITCH	Main	21'8" x 12'7"	DEN	Main	15' x 12'	GYM	Main	9'10" x 22'4"	SOLAR	Main	9'10" x 28'
LAUND	Main		BATH2	Main		STORE	Main		UTIL	Main	
WALKIN	Main		PANT	Main		OTHER	Main	23'10" x 21'6"	MBED	Main	21'9" x 14'8"
ENSSPC	Main	15'7" x 11'9"	WALKIN	Main	14'6" x 8'2"	BEDRM	Main	14' x 10'5"	BEDRM	Main	14'8" x 10'10"
BATH4	Main	8'6" x 7'									

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$6,500.00/2018
Assmt/Yr: \$631,675/2019
Survey/Yr:

Office Information

List Office #1: ROYAL LEPAGE PROALLIANCE REALTY, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 2
SRD:

PR:
SD:

CD:
SP: