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194457 Grey Road 13
Grey Highlands, Ontario

Welcome to 194457 Grey Road 13, Lake Eugenia

Property Details

Taxes: $25,724 (2025)
Lot size: 100'x 650'
Waterfront: Owned to Waters Edge
Square footage: 8,100

Builder

- Will-O Homes

Architect

- Fiori Design

Designer

- EM Design

Home

- Recently built (2022) custom 8,100 sq. ft. finished.
- Stone and wood exterior.
- **Golden Windows:** Triple Pane wood interior and aluminum clad exterior
- In-floor heat in basement (water)
- All main floor and loft tile floor areas have electric heat
- Crestron home management system (lighting, climate, blinds, security etc)
- 3 individual heating and cooling on each level (Trane)
- Structural slab garage floor with full basement storage below (3 multi-split heating/cooling system)

Main Level - 3,400 sq.ft

Kitchen

- Chervin Kitchens with marble slabs
- Miele 48" propane micro/oven/8 burner stove combo
- Miele hood fan
- 36" Sub zero fridge and 24" sub zero Freeze
- 2 Miele dishwashers
- RO water spigot at separate sink
- Built-in banquette table

Pantry

- Jenn air undercounter beverage fridge
- Jenn air 48" fridge freezer
- Walk out to side deck and BBQ
- Abundance of pantry cabinets

Wine Room

- Bronze glass door and surround
- 140 Bottle wall display
- 24" Sub zero wine fridge (130 bottles)

Dinette

- 11' dining table (seats 12)
- Designer selected light fixture
- Walk out to rear deck
- 12' ceiling

Kevin Gilchrist - Broker & Senior Vice President, Sales | 705.443.2880

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Lake Room

- Massive ceiling with wood ceiling and beams
- Designer selected rope light fixtures
- Decorative cross brace ceiling
- Stone walls
- Kensington Wood burning fire place
- Walk out to rear deck and side patio

Deck off Dinette + Lake Room

- Tufdek vinyl decking
- Invisirail glass railing for unobstructed views

Great Room

- 48" Town and Country propane fire place
- Massive vaulted ceilings with designer selected chandelier
- Faux decorative ceiling cross bracing

Foyer

- Wood walls and faux wood box ceiling
- Designer selected chandelier
- Electric heated floor
- Elevator area (rough-in) to basement

Powder Room

- Quartz countertop
- Mirrored/tiled walls
- Floating vanity with wall mounted fixtures

Office

- Hidden access door
- Built-in cabinets and desk
- Trundle bed
- Designer selected light fixture

Main Floor Laundry

- Miele washer/dryer
- Electric heated floor

Main Bedroom

- **Ensuite**
  - Quartz countertop
  - Double sinks
  - Oversized shower
  - Soaker Tub
  - Kohler bidet toilet
  - Electric heated floors

- **Bedroom**
  - Balcony deck access with Phantom screen and ceiling heaters
  - Invisirail glass railing for unobstructed views

- **Dressing Room**
  - Built-in cabinets
  - Designer selected chandelier

Garage

- Triple garage 42'x30'(+/-)
- Three oversized garage doors (at main driveway)
- Epoxy floor covering
- Garage cabinets, sink and urinal
- Oversized (park a 23' boat with trailer in any spot)
- Gas heater
- Keyless garage door motion senser
- Security camera and alarm horn
- Stairs to basement and space below garage floor
- 8' garage door in basement (below garage slab) to side yard
- 3 multi-split units to heat/cool below structural slab

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Mudroom

- Abundance of windows
- Built in cabinets
- Stairs to loft
- Dog stairs to basement

Lower Level - 3,200 sq.ft

Family Room

- Walkout to 2 covered decks(heated)
- Custom wood shelving(TV area)
- Wet bar with two Jenn air beverage fridges, 1 Kegger and 1 Miele dishwasher
- Quartz countertop
- Pool table area
- Pantry cabinets with a 36" built-in Jenn air Fridge/freezer

Mudroom

- Heated Radiant Floors
- 3-piece bathroom with glass shower
- LG washer/dryer

Gym

- Walkout slider to side patio
- 3-piece bathroom with glass shower and steamer

Hot Tub Patio

- Hot tub
- Saltwater

Kids bedrooms (3 separate rooms all with ensuites)

- Oversized rooms
- Extensive built-in cabinets
- Individual controlled in floor radiant heat

Loft(in-law suite) - 1,500 sq.ft

- Oversized bedroom
- Meditation space
- 4-Piece bathroom with separate glass shower
- Washer/dryer
- Full kitchen with Kitchen-aid combo micro/oven
- Miele induction cooktop
- Miele dishwasher
- 36" built in Jenn air fridge/freezer
- Built in cabinets in TV area with surround sound (Vaulted ceiling)
- **Bunk bed room:** 4 queen beds with built-in storage cabinets. Vaulted ceiling
- Walk out to oversized observation deck

Mechanicals

- **HVAC**
  - 4 hydronic in floor heating zones (all in basement)
  - Hotwater heat from boilers (no hot water heater)
  - Trane Forced Air Furnaces and AC's (3 – 1 for each level)
  - Honeywell steam Humidifiers (3)
  - HRV's(3 units)
  - 400 amp service (with 3 sub panels)
  - 22KW Kohler generator

- **Water System**
  - **Well**: 75' deep
  - Water Softener
  - Reverse Osmosis
  - Sand filter
  - UV system

- **Septic**
  - 1 septic bed with double tank

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Landscaping

- Well fed irrigation system (App) for entire property.
- Low voltage garden lighting
- Shed for storage
- 6'x12' Cabana with radiant heated patio, kitchen with stainless steel fridge/freezer, sink (hot water) and cabinets
- Parking for easily 12 cars plus garage (3)

Waterfront

- 100 feet
- 2 Docks
- Composite decking
- Aluminum ladder

Electronics

- Starlink home network
- Surround sound (throughout home and TV's)
- Cameras throughout exterior

Lighting

- All LED

Interesting Facts

- 100' of flat rear yard to water
- Privacy from neighbours (who generally keep to themselves and rarely entertain)
- 8 Mins to Beaver valley ski club
- 25 mins to Thornbury and Collingwood
- 18 Mins to Markdale(Foodland, Tim Hortons, Markdale Hospital, pharmacies and more)
- Many stellar restaurants with-in 8 mins (Hearts, The gate, Justins Oven and more....)
- Top O' The Rock grocery store and LCBO 1 min away
- Bruce trail across the street
- Sledding and ATV trail starts at the end of the driveway
- Eugenia lake is quite quiet so boating is safe and pleasurable
- Eugenia falls, Hoggs falls and more with-in minutes of the home which leads to amazing hiking trails
- 10+ Golf courses within 30 mins (Lora Bay, Georgian Bay Club, Monterra etc)

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