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**303043 Grey Road 15**  
**Leith, Ontario**

**CHESTNUT PARK**  
REAL ESTATE LIMITED, BROKERAGE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



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# WELCOME TO 303043 Grey Road 15 in Beautiful Leith!

What an ideal location for the fisherman, boaters, swimming, hiking and so close to the shores of Georgian Bay in the desirable Village of Leith! Minutes to Owen Sound and all major amenities, yet peaceful and "oh the sunsets" you will see from your front porch!! This cozy 2 bedroom, 2 bath bungalow has a lot to offer. In-law suite potential or rental possibilities, with a few modifications, in the separate "suite" in the back of the home. Wrap around decking with accessibility ramps and a huge yard for the kids and pets to play in. Plenty of space for a detached garage, if permitted. There is a great storage shed just off the deck that would make an ideal outdoor bar/she-shed or man cave! The approx. 450 sq ft upper level loft/attic could be made more accessible for usable space if desired. Roof done in 2017. Septic replaced in 2002. Hot water tank approx. 6 yrs old. Enjoy your 5 minute walk to Georgian Bay and the fantastic public beach plus boat ramp. Close to Ainslie Wood, Hibou Conservation Areas and the Historic Leith Church; there is so much to offer in the area!

