STEVE SIMON
Lifestyles North Real Estate Team
steve@lifestylesnorth.com
Ph: 705-994-2353

Lifestyles North™
Your Life. Your Style. Your Real Estate Team

Cross Property Client Full

LT 164 A STREET
Thornbury, ON N0H 2P0
Grey County/Blue Mountains (The)/None

Residential/Single Family/For Sale **Price: $657,900.00**
Active

MLS®#:	**136545**		
List Date:	**22-Jun-2018**	Bedrooms (AG/BG):	**2** (**2**/**0**)
		Bathrooms (F/H):	**3** (**2**/**1**
Type:	**Detached**		
Style:	**1.5 Storey**		
Sqft Above Grade:	**2,015**	Sqft Below Grade:	**0**
Sq Ft Finished	**2,015**	Sq Ft. Unfinished	
Sq Ft Source:	**Floor plan(s)**		
New Construction:	**Yes**	# Rooms:	**10**
Title/Ownership:	**Freehold**	Recreational:	**No**
Fronting On:	**South**	Year Built/Desc:	**2018**/**To Be Built**
Lot Front:	**49.00**	Lot Depth:	**106.00**
Road Access Fee:		Lot Size/Acres:	**Under .5 Acre**/
Access:	**Municipal road, Year Round**		
Garage Spaces/Type:	**2.0**/**Attached**		
Driveway Spaces/Type:	**2**/**Private Single Wide**/**Asphalt**		
Waterfront:	**No**	WF Exposure:	

Public Remarks: **TO BE BUILT-Discover the prestigious Lora Bay lifestyle with the Whistler bungalow with loft from the Reid's Heritage Homes Cottages Collection. This 2,015 square foot 2 bedroom bungalow with den and loft offers comfort and luxury. Featuring a large main floor master bedroom with ensuite, a great room with optional gas fireplace, a gourmet eat in kitchen and a den/living room, this home is ready to entertain. The loft adds a bedroom for guests and the garage has room for the essential toys to live the active life. With access to the amenities offered by Lora Bay, combined with hiking, beaches and private ski clubs only minutes away, the Whistler can be your gateway to a life in Ontario's playground. Taxes to be determined.**

Directions: **Off HWY 26, Turn Right onto Lora Bay Drive, Left onto Sunset Blvd, Left onto Beacon Drive, Left onto A Street.**

Interior Features

Interior Features:	**Cathedral Ceiling, Main Floor Laundry, Smoke Detector, Sump Pump, Other (see remarks)**		
Basement:	**Full**/**Unfinished**/	Fireplace:	
Heat Primary/Sec:	**Forced Air-Gas**/		
HVAC:	**Central Air**	Foundation:	**Poured Concrete**
Under Contract/Rental Items:	**Hot Water Tank**	Plumbing Age:	

Exterior Features

Add'l Monthly Fees:		Exposure:	Pool:	**Community**	
Lot Shape:	**Irregular**	Lot Irregularities:		FH Common Fee:	
Exterior Finish:	**Other (see remarks)**				
Restrictions:	**Subdivision Covenants**				
Services:	**Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone**				
Topography:	**Flat**		Alternative Power:		
Roofing:	**Asphalt**		Yr Roof Replaced:		
Water/Supply Type:	**Municipal**/		Sewage:	**Municipal Sewers**	
Site Influences	**Golf, Lake Access, Park, Rec./Community Centre, Shopping Nearby, Skiing, Trails**				

Inclusions/Exclusions

Inclusions: **Other See Features and Finishes Schedule.**

Exclusions: **NONE**

Tax Information

Roll#:	**424200001518509**	Local Improve Fee/Comments /			
Pin#:	**0**	Zoning:	**Residential**	Taxes/Year:	**$0**/**2018**
Assessment $/Year:	**$/2018**	Survey/Year:	**No**	Survey Type:	
Legal Description:	**SEE DOCUMENTS**				

Rooms

Room	Level	Dimensions	Features
Kitchen	M	**12'x13'7"**	
Great Room	M	**19'11"x12'**	
Dining Room	M	**10'3"x13'7"**	
Master Bedroom	M	**15'x11'11"**	
Ensuite	M		**3-Piece**
Den	M	**11'2"x11'9"**	
Bathroom	M		**2-Piece**
Loft	2	**19'11"x13'1"**	
Bedroom	2	**9'3"x12'7"**	
Bathroom	2		**4-Piece**

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report **Date Printed: 06/25/2018**

Prepared By: STEVE SIMON, Salesperson

Royal LePage Locations North (Thornbury), Brokerage

All data is subject to Errors, Omissions or Revisions and is not warranted. 06/25/2018 09:58:38 AM