

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



Cross Property Client Full RES

127 TIMBER LANE

Residential/ Single Family/ For Sale

Price:
\$1,080,000.00

Thornbury, ON N0H 2P0
Grey County/ Blue Mountains (The)/

Active



MLS#: **229483**
List Date: **23-Oct-2019**
Bedrooms (AG/BG): **3 (3/ 0)**
Bathrooms (F/H): **3 (2/ 1)**
Type: **Detached Bungalow**
Style: **2,300**
Sqft Above Grade: **2,300**
Sq Ft Finished: **2,300**
Sq Ft Source: **Floor plan(s)**
New Construction: **Yes**
Title/Ownership: **Freehold**
Fronting On: **East**
Lot Front: **111.00**
Road Access Fee:
Access: **Year Round**
Garage Spaces/Type: **2.0/ Attached**
Driveway Spaces/Type: **2/ Private Double Wide/ Asphalt**
Waterfront: **No**
Leased Land Fee:
Sqft Below Grade: **0**
Sq Ft. Unfinished: **1,000**
Rooms: **10**
Recreational: **No**
Year Built/Desc: **2020/ To Be Built**
Lot Depth: **125.00**
Lot Size/Acres: **Under .5 Acre/**

Public Remarks: **MODEL HOME 140 TIMBER LANE OPEN TUESDAY-SUNDAY 11-4PM. TO BE BUILT. List price reflects standard finishes, not including lot premium & upgrades. This Harris model chalet by Calibrex Developments features all of the high-end luxury associated with this exceptional builder. Featuring 2300 sqft of living space, this 3 bed, 2.5 bath chalet offers a main floor master bedroom with en-suite, a great room with a gas fireplace and a large kitchen with a breakfast bar. The 2 guest bedrooms share a Jack & Jill bathroom, making this home ideal for entertaining overnight guests or family. Close to Thornbury's many amenities including golf courses, restaurants and shopping and of course the region's world-renowned ski hills. The builder will finish home to suit. Photos show quality of craftsmanship. Some models have been modified. Some features shown may be upgrades offered at additional cost. Taxes to be assessed. HST included for qualified buyers.**

Directions: **Off Hwy 26 Turn onto Peel St, Turn onto Timber Lane, Property is on the Left**

Interior Features	
Interior Features:	Carbon Monoxide Detector, Main Floor Laundry, Smoke Detector
Basement:	Full/ Unfinished/
Heat Primary/Sec:	Forced Air-Gas/
HVAC:	HRV System
Under Contract/Rental Items:	Hot Water Tank
Foundation:	Poured Concrete
Plumbing Age:	

Exterior Features	
Add'l Monthly Fees:	
Exposure:	None
Exterior Finish:	Stone, Wood
Restrictions:	Subdivision Covenants
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup
Topography:	Flat
Roofing:	Asphalt, Shingles
Water/Supply Type:	Municipal/
Site Influences:	Cul de Sac/Dead End, Shopping Nearby, Skiing, Trails
Alternative Power:	
Yr Roof Surface Replaced:	
Sewage:	Municipal Sewers

Inclusions/Exclusions

Inclusions:	None
Exclusions:	None.

Tax Information

Roll#:	424200001501021	Local Improve Fee/Comments /	
Pin#:	371310333	Zoning:	Residential
Assessment \$/Year:	\$184,087/2019	Survey/Year:	No
Legal Description:	LOT 21, PLAN 16M53 SUBJECT TO AN EASEMENT AS IN GY121387 SUBJECT TO AN EASEMENT FOR ENTRY AS IN GY144831 TOWN OF THE BLUE MOUNTAINS		
Taxes/Year:	\$0/ 2019	Survey Type:	

Rooms

Room	Level	Dimensions	Features
Living Room	M	17'x15'	
Dining Room	M	12'2"x16'	
Kitchen	M	11'6"x20'	
Master Bedroom	M	14'x14'	
Ensuite	M		5+ Piece
Bedroom	M	11'x12'	
Bedroom	M	11'0"x12'	
Ensuite	M		4-Piece
Bathroom	M		2-Piece
Laundry Room	M	11'x9'6"	

