



Cross Property Client Full

130 TIMBER LANE

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

Residential/ Single Family/ For Sale

Price:
\$1,290,000.00

Active



MLS@#: **173953**
List Date: **30-Jan-2019**
Type: **Detached**
Style: **Bungalow**
Sqft Above Grade: **2,562**
Sq Ft Finished: **2,562**
Sq Ft Source: **Other**
New Construction: **Yes**
Title/Ownership: **Freehold**
Fronting On: **West**
Lot Front: **104.99**
Road Access Fee:
Access: **Unassumed**
Garage Spaces/Type: **3.0/ Attached**
Driveway Spaces/Type: **4/ Private Double Wide/ Asphalt**
Waterfront: **No**
Leased Land Fee:
Bedrooms (AG/BG): **3 (3/ 0)**
Bathrooms (F/H): **3 (2/ 1)**
Sqft Below Grade: **0**
Sq Ft. Unfinished
Rooms: **11**
Recreational: **No**
Year Built/Desc: **0/ To Be Built**
Lot Depth: **240.00**
Lot Size/Acres: **0.5-0.99**
Acres/ **0.50**

Public Remarks: **TO BE BUILT - This Muirfield model with loft, will feature 3+1 bedrooms, 2.5 bathrooms, 3 car garage, high-end designer finishes and much more! On the main level you'll find a spacious master bedroom, luxury ensuite bath with heated floors and walk in closet, custom kitchen, open plan great room with gas fireplace and dining area. Plenty of room to entertain guests. Head upstairs to the loft overlooking the main level, where guests can enjoy their own private space with 2 bedrooms and a shared bathroom. Numerous upgrades throughout including chic black finish lighting, stone surround gas fireplace, engineered hardwood floors, a dog wash station, smooth 10ft ceilings, gas line in kitchen and 5ft bump out in great room/dining room. This luxury detached home is located in a sought after neighbourhood in picturesque Thornbury and could be yours from late summer 2019! Taxes to be assessed.**

Directions: **Off HWY 26, turn onto Peel Street (heading toward the bay), turn onto Timber Lane, Property is on the Right.**

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

Exterior Features
Add'l Monthly Fees: **None**
Exposure: **None**
Exterior Finish: **Stone, Wood**
Restrictions: **Subdivision Covenants**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Telephone**
Topography: **Flat, Level**
Roofing: **Shingles**
Water/Supply Type: **Municipal/**
Site Influences: **Golf, Major Highway, Schools, Shopping Nearby, Skiing, Trails**
Alternative Power:
Yr Roof Surface Replaced:
Sewage: **Municipal Sewers**

Inclusions/Exclusions

Inclusions: **Refrigerator, Stove, None**

Exclusions: **None.**

Tax Information

Roll#: **424200001501039**
Pin#: **371310351**
Assessment \$/Year: **\$204,000/2019**
Local Improve Fee/Comments /
Zoning: **Residential**
Survey/Year: **No**
Taxes/Year: **\$0/ 2019**
Survey Type:
Legal Description: **LOT 39, PLAN 16M53 SUBJECT TO AN EASEMENT AS IN GY121387 SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 39, PLAN 16M53 BEING PART 11 ON 16R10915 AS IN GY141960 SUBJECT TO AN EASEMENT FOR ENTRY AS IN GY144851 TOWN OF THE BLUE MOUNTAINS**

Rooms

Room	Level	Dimensions	Features
Office	M	14'x11'7"	
Kitchen	M	15'8"x10'	
Dining Room	M	10'6"x14'0"	
Great Room	M	14'6"x14'	
Master Bedroom	M	17'2"x15'	
Ensuite	M		5+ Piece
Laundry Room	M	8'x7'	
Bathroom	M		2-Piece
Bedroom	2	12'0"x11'10"	
Bedroom	2	12'0"x11'6"	
Bathroom	2		4-Piece

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Client Full Report

Date Printed: 06/18/2019

Prepared By: STEVE SIMON, Salesperson

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