



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



## Cross Property Client Full RES

### 146 TIMBER LANE

Thornbury, ON N0H 2P0

Grey County/ Blue Mountains (The)/

Residential/ Single Family/ For Sale Price: \$875,000.00  
**Active**



MLS#: **228884**  
List Date: **18-Oct-2019** Bedrooms (AG/BG): **3 ( 3/ 0)**  
Bathrooms (F/H): **3 ( 3/ 0)**

Type: **Detached**  
Style: **Bungalow**  
Sqft Above Grade: **1,640** Sqft Below Grade: **0**  
Sq Ft Finished: **1,640** Sq Ft. Unfinished:  
Sq Ft Source: **Builder Floor Plan(s)**  
New Construction: **Yes** # Rooms: **10**  
Title/Ownership: **Freehold** Recreational: **No**  
Fronting On: **North** Year Built/Desc: **2020/ To Be Built**  
Lot Front: **104.99** Lot Depth:  
Road Access Fee: Lot Size/Acres: **Under .5 Acre/**  
Access: **Municipal road**  
Garage Spaces/Type: **2.0/ Attached**  
Driveway Spaces/Type: **2/ Private Double Wide/ Gravel**  
Waterfront: **No** WF Exposure:  
Leased Land Fee:

Public Remarks: **MODEL HOME 140 TIMBER LANE OPEN TUESDAY-SUNDAY 11-4PM. TO BE BUILT. List price reflects standard finishes, not including lot premium (\$30,000), upgrades and optional lofts. The Loree by Calibrex offers 3 beds, 3 baths & main floor living with a main floor master and opulent en-suite with the inclusion of the optional loft. Also featuring a dining area, a great room with gas fp & kitchen w/ breakfast bar, all of the essential finishes for a luxurious lifestyle. Minutes from the Thornbury area's amenities including golf, restaurants and the region's ski hills. With craftsmanship that includes stylish detailing, this Calibrex home offers a gateway to a prestigious lifestyle. 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 buyer.**

Directions: **Turn right off Highway 26 coming from Thornbury onto Peel Street, take second left onto Timber Lane.**

#### Interior Features

Interior Features: **Carbon Monoxide Detector, Smoke Detector, Sump Pump, Washer/Dryer Hookup**  
Basement: **Full/ None/** Fireplace:  
Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas**  
HVAC: **Air Conditioner, Air Exchanger** Foundation: **Poured Concrete**  
Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

#### Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**  
Exterior Finish: **Wood**  
Restrictions: **Subdivision Covenants**  
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Natural Gas, Recycling Pickup**  
Topography: **Flat** Alternative Power:  
Roofing: **Shingles** Yr Roof Surface Replaced:  
Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**  
Site Influences: **Beach, Downtown, Golf, Major Highway, Schools, Shopping Nearby, Skiing, Trails**

#### Inclusions/Exclusions

Inclusions: **None**

Exclusions: **none**

Parking Cost/Mnth \$: Furnished: Sublease: **No** Priv Entrance:

#### Tax Information

Roll#: **424200001501031** Local Improve Fee/Comments /  
Pin#: **371310343** Zoning: **R1** Taxes/Year: **\$0/ 0**  
Assessment \$/Year: **\$186,000/2016** Survey/Year: **No** Survey Type:  
Legal Description: **LOT 31, PLAN 16M53 SUBJECT TO AN EASEMENT AS IN GY121387 SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 31, PLAN 16M53 BEING PART 3 ON 16R10915 AS IN GY141960 SUBJECT TO AN EASEMENT FOR ENTRY AS IN GY152696 TOWN OF THE BLUE MOUNTAINS**

#### Rooms

Room	Level	Dimensions	Features
Master Bedroom	M	13'6"x13'	Ensuite
Ensuite	M		5+ Piece
Dining Room	M	10'6"x12'6"	
Living Room	M	16'x15'	
Kitchen	M	10'x17'	
Bathroom	M		4-Piece
Bedroom	M	10'x10'	
Den	2	16'x12'6"	
Bathroom	2		4-Piece
Bedroom	2	11'4"x10'10"	

