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Cross Property Client Full

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

Residential/Single Family/For Sale Price: \$2,300,000.00
Active



MLS@#: **168195**
List Date: **28-Dec-2018** Bedrooms (AG/BG): **4 (4/0)**
Bathrooms (F/H): **4 (3/1)**

Type: **Detached**
Style: **Bungalow**

Sqft Above Grade: **2,078** Sqft Below Grade: **1,818**
Sq Ft Finished: **3,896** Sq Ft. Unfinished

Sq Ft Source: **Floor plan(s)**

New Construction: **Yes** # Rooms: **13**
Title/Ownership: **Freehold** Recreational: **No**

Fronting On: **South** Year Built/Desc: **2018/Completed / New**

Lot Front: **75.31** Lot Depth: **253.90**
Road Access Fee: **Under .5 Acre/**

Access: **Municipal road, Year Round**

Garage Spaces/Type: **2.0/Attached**
Driveway Spaces/Type: **4/Private Double Wide/Asphalt**

Waterfront: **Yes** WF Exposure: **North**
WF Type/Name: **Other/Georgian Bay**

Shore Rd Allowance: **None** WF Frontage Ft: **50**
WF Features: **Stairs to Waterfront**

Shore Line: **Mixed**
Leased Land Fee:

Public Remarks: **Stunning brand new (2018) home located on the shores of Georgian Bay! This 4 bed, 3.5 bath home has been built with designer finishes and spectacular views throughout! The open concept great room and kitchen boasts a sophisticated design, lit by large windows and huge sliding doors to a glass balcony providing a picturesque view of Georgian Bay. The chef's kitchen features granite countertops, custom cabinetry, high-end appliances, large island & breakfast bar. Also on the main level you'll find a mudroom, laundry, guest bed/bath & office. Wake up to views of Georgian Bay and fall asleep to the sound of the surf from the main floor master. Featuring a private balcony & elegant bathroom w/ heated floors. Head downstairs to a fully finished lower level with radiant in-floor heating, large rec/media room, 2 beds, full bath, pwr room, storage & walk out to nearly 50ft of fantastic waterfront to call your own! Close to everything Thornbury has to offer. Virtual staging used in some photos.**

Directions: **Off Hwy 26, Turn onto Lora Bay Drive, Follow Road, Turn onto Sunset Blvd, Property is on the Right.**

Interior Features
Interior Features: **Central Vacuum, Gas Stove(s), Main Floor Laundry, Smoke Detector**
Basement: **Full/Fully Finished/** Fireplace: **Roughed-in**
Heat Primary/Sec: **Forced Air-Gas/Radiant**
HVAC: **Roughed In** 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: **None**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup**

Topography: **Clear View, Level** Alternative Power:
Roofing: **Shingles** Yr Roof Surface Replaced:
Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
Exterior Features: **Balcony, Patio(s)**
Site Influences: **Beach, Golf, Lake Access, Shopping Nearby, Trails, Water View**

Inclusions/Exclusions
Inclusions: **Dishwasher, Microwave, Refrigerator, Stove**

Exclusions: **None**

Tax Information
Roll#: **424200001512200** Local Improve Fee/Comments /
Pin#: **371300504** Zoning: **Residential** Taxes/Year: **\$0/2018**
Assessment \$/Year: **\$501,000/2018** Survey/Year: **No** Survey Type:
Legal Description: **LT 13 PL 442 COLLINGWOOD TOWN OF THE BLUE MOUNTAINS**

| Room | Level | Dimensions | Features |
|-----------------|-------|--------------|----------|
| Kitchen | M | 21'2"x11'4" | |
| Dining Room | M | 21'2"x10'11" | |
| Living Room | M | 21'2"x15'3" | |
| Master Bedroom | M | 15'0"x15'7" | |
| Ensuite | M | | 5+ Piece |
| Bedroom | M | 9'11"x11'8" | |
| Bathroom | M | | 3-Piece |
| Office | M | 15'0"x10'5" | |
| Recreation Room | LAG | 20'11"x37'6" | |
| Bedroom | LAG | 14'6"x10'5" | |
| Bedroom | LAG | 14'6"x16'3" | |
| Bathroom | LAG | | 4-Piece |
| Bathroom | LAG | | 2-Piece |

Royal LePage Locations North (Thornbury), Brokerage
Client Full Report Date Printed: 03/04/2019
Prepared By: STEVE SIMON, Salesperson

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