



Cross Property Client Full

067366 33RD SIDEROAD
Thornbury, ON N0H 2P0
Grey County/Blue Mountains (The)/

Farm/Agricultural/For Sale
Active

Price: \$1,200,000.00



MLS@#: **176891**
List Date: **21-Feb-2019**
Type: **Detached**
Style: **2 Storey**
Sqft Above Grade: **3,786**
Sq Ft Finished: **3,786**
Sq Ft Source: **Other**
New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **West**
Lot Front: **2,308.00**
Road Access Fee:
Access: **Municipal road, Year Round**
Driveway Spaces/Type: **10/Private Single Wide/Gravel**
Waterfront: **No**
Leased Land Fee:
Bedrooms (AG/BG): **6 (6/0)**
Bathrooms (F/H): **3 (2/1)**
Sqft Below Grade: **0**
Sq Ft. Unfinished
Rooms: **19**
Recreational: **No**
Year Built/Desc: **1893/Unknown**
Lot Depth: **1,008.00**
Lot Size/Acres: **50-74.99 Acres/52.90**

Public Remarks: **Views of the Escarpment and Georgian Bay meet rustic charm with this classic 3786 SF Century home minutes from Thornbury. Set on nearly 53 acres, with a separate barn, heated and insulated shop and office space with washroom providing an opportunity to run a business, house horses or just enjoy the privacy that the property provides. With 5 bedrooms and a separate 1 bedroom apartment with its own entrance allows for plenty of space to entertain family and friends. There is an apple orchard, farm land and those spectacular Bay views. The house needs some TLC, but opportunities such as this do not come up often. Located close to all area amenities including Thornbury's world class restaurants and shops, the harbour, schools, library, ski hills and golf clubs. Call today for your private showing.**

Directions: **Off HWY 26, Turn onto 10th Line, Turn Right onto 33 Sideroad, Property is on the Left.**

Interior Features

Interior Features: **Built-In Appliances, In-law Capability, Skylight**
Basement: **Full/None/Separate Entrance**
Heat Primary/Sec: **Hot Water-Propane/Fireplace-Propane**
HVAC: **None**
Under Contract/Rental Items: **Hot Water Tank**
Lease To Own Equip: **None**
Fireplace: **Propane**
Foundation: **Brick, Poured Concrete, Stone**
Plumbing Age:
Oil Tank Age:

Exterior Features

Add'l Monthly Fees:
Lot Shape: **Rectangular**
Exterior Finish: **Brick, Wood**
Restrictions: **None**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**
Topography: **Clear View, Flat, Sloping**
Roofing: **Asphalt**
Water/Supply Type: **Well/Drilled Well**
Site Influences: **Major Highway, Schools, Skiing, Trails**
Exposure:
Lot Irregularities:
Pool: **None**
FH Common Fee:
Alternative Power:
Yr Roof Surface Replaced:
Sewage: **Septic**

Inclusions: **None**

Exclusions: **None.**

Farm

Total: **ACREAGE 52.90**
Farm Type: **Cash Crop, Fruit**
Farm Features: **Barn Well, Tractor Access**
Contracts In Place: **Unknown**
Rented:
Soil Test/Date: **/**
Tile Loan \$/Exp Date: **/**
Livestock or Crop Included:
Marketing Quota Included:

Tax Information

Roll#: **424200001515000**
Pin#: **371290125**
Assessment \$/Year: **\$522,500/2018**
Legal Description: **PT LT 33 CON 12 COLLINGWOOD AS IN R184001, DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN R184001; S/T R87398; THE BLUE MOUNTAINS**
Local Improve Fee/Comments /
Zoning: **Agricultural**
Survey/Year: **No**
Taxes/Year: **\$5,120/2018**
Survey Type:

Rooms

Room	Level	Dimensions	Features
Mud Room	M	7'x4'5"	
Kitchen	M	17'x16'	
Dining Room	M	16'x10'	
Living Room	M	18'x16'	
Sunroom	M	7'5"x18'	
Sitting Room	M	12'x21'	
Dining Room	M	16'x10'	
Master Bedroom	M	13'x19'	
Laundry Room	M	10'x15'	
Bedroom	2	10'x13'	
Bedroom	2	10'x13'	
Bedroom	2	8'x13'	
Bedroom	2	8'x14'	
2nd Kitchen	2	7'x6'	
Living Room	2	19'x10'	
Bedroom	2	11'x10'	
Bathroom	2		4-Piece
Bathroom	M		3-Piece
Bathroom	M		2-Piece

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 02/22/2019

Prepared By: STEVE SIMON, Salesperson

