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Cross Property Client Full RES

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

Residential/ Single Family/ For Sale Price: \$880,000.00
Active



MLS#: **228891**
List Date: **18-Oct-2019** Bedrooms (AG/BG): **3 (3 / 0)**
Bathrooms (F/H): **3 (3 / 0)**

Type: **Detached**
Style: **Bungalow**
Sqft Above Grade: **1,710** Sqft Below Grade: **0**
Sq Ft Finished: **1,710** 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: **133.00**
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/ Other**
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 (\$35,000), upgrades and optional lofts. The Heathcote, by the renowned builder Calibrex offers 3 bedrooms & 3 bathrooms with the inclusion of the optional loft. With a main level master with an opulent en-suite, the Heathcote also features a great room with gas fireplace and kitchen with breakfast bar. Minutes from the Thornbury area's amenities including golf, restaurants and the region's ski hills. With its craftsmanship including the best materials and 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#: **424200001501033** Local Improve Fee/Comments /
Pin#: **371310345** Zoning: **R1** Taxes/Year: **\$0/ 2019**
Assessment \$/Year: **\$186,000/2016** Survey/Year: **No** Survey Type:
Legal Description: **LOT 33, PLAN 16M53 SUBJECT TO AN EASEMENT AS IN GY121387 SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 33, PLAN 16M53 BEING PART 5 ON 16R10915 AS IN GY141960 SUBJECT TO AN EASEMENT FOR ENTRY AS IN GY152698 TOWN OF THE BLUE MOUNTAINS**

Rooms

Room	Level	Dimensions	Features
Master Bedroom	M	15'4"x14'6"	Ensuite
Ensuite	M		5+ Piece
Dining Room	M	13'x12'6"	
Living Room	M	15'3"x15'0"	
Kitchen	M	12'x10'	
Bathroom	M		4-Piece
Bedroom	M	12'x11'5"	
Laundry Room	M	9'x9'	
Bedroom	2	11'x11'	
Bathroom	2		4-Piece

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 12/16/2019

Prepared By: STEVE SIMON, Salesperson

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