



Cross Property Client Full

175 HIGH BLUFF LANE
Thornbury, ON N0H 2P0
Grey County/ Blue Mountains (The)/

Residential/ Single Family/ For Sale Price: \$899,000.00
Active



MLS@#: **216730**
 List Date: **22-Aug-2019** Bedrooms (AG/BG): **3 (2/ 1)**
 Bathrooms (F/H): **3 (3/ 0)**

Type: **Detached Bungalow**
 Style: **Detached Bungalow**
 Sqft Above Grade: **1,983** Sqft Below Grade: **1,126**
 Sq Ft Finished: **3,109** Sq Ft. Unfinished:
 Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **11**
 Title/Ownership: **Freehold** Recreational: **No**
 Fronting On: **East** Year Built/Desc: **0/ Completed / New**

Lot Front: **175.38** Lot Depth: **196.00**
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/**
 Access: **Year Round**
 Garage Spaces/Type: **2.0/ Attached**
 Driveway Spaces/Type: **4/ Private Double Wide/ Asphalt**
 Waterfront: **No** WF Exposure:
 Leased Land Fee:

Public Remarks: **Stunning detached bungalow (former model home) in the heart of Thornbury featuring high end finishes, close to downtown & a short drive from private ski clubs & Collingwood. The main level features a spacious master bedroom with ensuite, guest bedroom and bathroom, open plan upgraded kitchen/great room with walk out and a formal dining room. This home boasts wood floors, attractive granite countertops, stone surround g/f with built in cabinetry and many more designer finishes. Head downstairs to the fully finished lower level with large rec room, 4pc bathroom & a bedroom; the ideal guest suite! Exterior finishes include a spacious front porch accented with statement columns, intricate stone detailing and a double garage. Entertain on the stone patio area & admire the landscaped gardens surrounding the property. Just minutes from the Thornbury area's many amenities including golf courses, restaurants, shopping & steps from the Georgian Trail. *Virtual garage doors added to main photo**

Directions: **Off HWY 26 Turn onto Peel St, Turn Left onto High Bluff Lane, Property is on the Left.**

Interior Features

Interior Features: **Alarm System, Built-In Appliances, Carbon Monoxide Detector, Main Floor Laundry, Smoke Detector**
 Basement: **Full/ Fully Finished/** Fireplace: **Natural Gas**
 Heat Primary/Sec: **Natural Gas/**
 HVAC: **Central Air, HRV System** Foundation: **Poured Concrete**
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Stone, Vinyl Siding**
 Restrictions: **Subdivision Covenants**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup**
 Topography: **Flat** Alternative Power:
 Roofing: **Shingles** Yr Roof Surface Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Exterior Features: **Deck(s), Porch, Year-Round Living**
 Site Influences: **Golf, Major Highway, Shopping Nearby, Skiing, Trails**

Inclusions/Exclusions

Inclusions: **Refrigerator, Stove, Built-in Microwave, Carbon Monoxide Detector**

Exclusions: **NONE.**

Tax Information

Roll#: **424200001500801** Local Improve Fee/Comments /
 Pin#: **371310005** Zoning: **Residential** Taxes/Year: **\$5,600/ 2019**
 Assessment \$/Year: **\$564,500/2019** Survey/Year: **No** Survey Type:
 Legal Description: **LOT 1, PLAN 16M14, THE BLUE MOUNTAINS.**

Rooms

Room	Level	Dimensions	Features
Living Room	M	14'4"x20'5"	
Kitchen	M	14'0"x12'9"	
Dining Room	M	12'0"x12'2"	
Master Bedroom	M	18'9"x12'6"	
Bathroom	M		4-Piece
Bedroom	M	12'0"x12'2"	
Bathroom	M		4-Piece
Laundry Room	M	7'x6'	
Bedroom	B	12'x12'	
Bathroom	B		4-Piece
Recreation Room	B	39'x25'	

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Prepared By: **STEVE SIMON, Salesperson**

Client Full Report

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