



Cross Property Client Full

305 SUNSET BOULEVARD

Residential/ Single Family/ For Sale

Price:
\$1,750,000.00

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

Active



MLS#: **214153**
List Date: **07-Aug-2019**
Type: **Detached**
Style: **Bungalow**
Sqft Above Grade: **890**
Sq Ft Finished: **890**
Sq Ft Source: **Floor plan(s)**
New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **West**
Lot Front: **75.00**
Road Access Fee: **Year Round**
Access: **Year Round**
Driveway Spaces/Type: **4/ Private Single Wide/ Gravel**
Waterfront: **Yes**
WF Type/Name: **Other/ Georgian Bay**
Shore Rd Allowance: **Owned**
WF Features: **Beach**
Shore Line: **Clean, Soft Bottom**
Leased Land Fee:
Bedrooms (AG/BG): **3 (3/ 0)**
Bathrooms (F/H): **1 (1/ 0)**
Sqft Below Grade: **0**
Sq Ft. Unfinished
Rooms: **7**
Recreational: **No**
Year Built/Desc: **0/ Completed / New**
Lot Depth: **257.00**
Lot Size/Acres: **Under .5 Acre/**

Public Remarks: **79 ft of Georgian Bay Waterfront! This home backs onto the water and is surrounded by gardens making it a peaceful retreat. The kitchen is well appointed and has numerous cupboards topped by crown moulding. The living room has timber frame and stone walls, as well as a fireplace to provide a focal point for the room. The master bedroom features a fireplace, while the bathroom has tile incorporated into the bathtub/shower. Outside the bathroom is a laundry nook with a washer/dryer. In addition to these rooms, there are also 2 guest bedrooms and a playroom or office space. The property is landscaped with cedar trees and gardens that give it a naturalized feel. The centrepiece is the deck with a sitting area that provides entry to the living room and overlooks the water. The waterfront is bordered by stone breakwaters to provide a sheltered swimming area. A stone patio provides steps that descend right into the water to make swimming and launching canoes or kayaks a simple task.**

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

Interior Features

Interior Features: **Main Floor Laundry, Smoke Detector, Winterized**
Basement: **None/ None/**
Heat Primary/Sec: **Natural Gas/ Fireplace-Gas**
HVAC: **None**
Under Contract/Rental Items: **Hot Water Tank**
Fireplace: **Natural Gas**
Foundation: **Concrete Block**
Plumbing Age:

Exterior Features

Add'l Monthly Fees:
Lot Shape:
Exterior Finish:
Restrictions:
Services:
Topography:
Roofing:
Water/Supply Type:
Exterior Features:
Site Influences:
Exposure:
Lot Irregularities:
Pool: **None**
FH Common Fee: **No**
Vinyl Siding
Other
Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup
Clear View
Asphalt, Shingles
Municipal/
Deck(s), Seasonal Living, Year-Round Living
Beach, Golf, Shopping Nearby, Skiing, Trails, Water View
Alternative Power:
Yr Roof Surface Replaced:
Sewage: **Municipal Sewers**

Inclusions/Exclusions

Inclusions: **Dryer, Refrigerator, Stove, Washer**

Exclusions: **Shed that is on the road side of the house.**

Tax Information

Roll#: **424200001512300**
Pin#: **371300505**
Assessment \$/Year: **\$629,000/2019**
Legal Description: **LT 14 PL 442 COLLINGWOOD; THE BLUE MOUNTAINS**
Local Improve Fee/Comments /
Zoning: **Residential**
Survey/Year: **Yes 2017**
Taxes/Year: **\$6,750/ 2019**
Survey Type: **Available**

Rooms

Room	Level	Dimensions	Features
Living Room	M	15'x16'1"	
Kitchen	M	10'1"x11'6"	
Master Bedroom	M	15'5"x11'5"	
Bedroom	M	7'6"x10'8"	
Bedroom	M	7'9"x8'5"	
Office	M	7'9"x8'1"	
Bathroom	M		4-Piece

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Client Full Report

Date Printed: 08/08/2019

Prepared By: STEVE SIMON, Salesperson

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