



**Giovanni Boni**  
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### Cross Property Client Full RES

**154 THIRD AVENUE**

**Shelburne, ON L0N 1S1**

**Out of Board Area/ Out of Board Area/ Mono & Melancton Twps**

**Residential/ Single Family/ For Sale Price: \$585,000.00**

**Active**



MLS@#: **267106**  
List Date: **17-Jun-2020** Bedrooms (AG/BG): **3 ( 3/ 0)**  
Bathrooms (F/H): **3 ( 2/ 1)**

Type: **Detached**  
Style: **3 Storey**  
Sqft Above Grade: **2,222** Sqft Below Grade: **0**  
Sq Ft Finished: **2,222** Sq Ft. Unfinished:  
Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **11**  
Title/Ownership: **Freehold** Recreational: **No**  
Fronting On: **North** Year Built/Desc: **1913/ Unknown**  
Lot Front: **49.70** Lot Depth: **149.30**  
Road Access Fee: Lot Size/Acres: **Under .5 Acre/**  
Access: **Municipal road, Paved Road, Year Round**

Garage Spaces/Type: **1.5/ Detached**  
Driveway Spaces/Type: **4/ Private Double Wide/ Asphalt**  
Waterfront: **No** WF Exposure:  
Leased Land Fee:

Public Remarks: **Renovated century home in the heart of Shelburne, boasting lots of original features throughout including hardwood floors and 9ft decorative ceilings. The main level features a large open plan kitchen with new cherry countertops (2018), cozy family room, enclosed porch with Victorian detail, powder room and stairs to a cellar with plenty of storage space. Head upstairs to find 2 good-sized bedrooms, spacious laundry room, 3pc bathroom and walkout to a large balcony! The 3rd level master suite includes a walk in closet, spa like bath with walk-up Jacuzzi tub, plus separate shower & double-sided gas fireplace. Outside you'll find a new deck (2019), beautiful landscaped gardens, 2-car garage & fire pit area. Shelburne is a diverse and vibrant community, the fastest growing Town in Ontario & the second-fastest growing Town in Canada! Make Shelburne your home with this fantastic renovated home, walking distance from schools, parks, historic downtown & trails & only 1-hour drive from YYZ!**

Directions: **Off HWY 89, Turn onto Owen Sound St, Turn onto Third Ave, Property is on the Right.**

#### Interior Features

Interior Features: **Smoke Detector**  
Basement: **Partial Basement/ Unfinished/** Fireplace: **Natural Gas**  
Heat Primary/Sec: **Forced Air-Gas/**  
HVAC: **Air Conditioner** Foundation: **Poured Concrete, Stone**  
Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

#### Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**  
Exterior Finish: **Brick**  
Restrictions: **None**  
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone**

Topography: **Flat** Alternative Power:  
Roofing: **Shingles** Yr Roof Surface Replaced:  
Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**  
Exterior Features: **Balcony, Porch, Year-Round Living**  
Site Influences: **Schools, Shopping Nearby**  
Schools: **Dufferin District H.S**

#### Inclusions/Exclusions

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

Exclusions: **Metal sculptures in yard.**

Parking Cost/Mnth \$: Furnished: Sublease: **No** Priv Entrance:

#### Tax Information

Roll#: **222100000209900** Local Improve Fee/Comments /  
Pin#: **341330481** Zoning: **Residential** Taxes/Year: **\$3,794/ 2019**  
Assessment \$/Year: **\$320,000/2020** Survey/Year: **No** Survey Type:  
Legal Description: **LOT 14, PLAN 21A ; SHELBURNE ; COUNTY OF DUFFERIN**

#### Rooms

Room	Level	Dimensions	Features
Living Room	M	19'5"x12'2"	
Kitchen	M	11'5"x11'8"	
Dining Room	M	13'x11'8"	
Bathroom	M		2-Piece
Office	M	7'1"x18'6"	
Bedroom	2	13'3"x11'9"	
Bedroom	2	12'6"x12'5"	
Bathroom	2		3-Piece
Laundry Room	2	8'7"x11'4"	

Master Bedroom 3 14'4"x19'3"

Ensuite 3 4-Piece

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Client Full Report

Date Printed: 07/07/2020

Prepared By: Giovanni Boni, Salesperson

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