

STEVE SIMON
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Cross Property Client Full RES

116 TIMBER LANE

Residential/ Single Family/ For Sale

Price:
\$1,245,000.00

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

Active



MLS#: **254507**
List Date: **09-Apr-2020**
Bedrooms (AG/BG): **3 (3/ 0)**
Bathrooms (F/H): **3 (2/ 1)**
Type: **Detached Bungalow**
Style: **Bungalow**
Sqft Above Grade: **2,300**
Sq Ft Finished: **2,300**
Sq Ft Source: **Floor plan(s)**
New Construction: **Yes**
Title/Ownership: **Freehold**
Fronting On: **East**
Lot Front: **98.00**
Road Access Fee:
Access: **Year Round**
Garage Spaces/Type: **2.0/ Attached**
Driveway Spaces/Type: **2/ Private Double Wide/ Asphalt**
Waterfront: **No**
Leased Land Fee:
Sqft Below Grade: **0**
Sq Ft. Unfinished: **1,000**
Rooms: **10**
Recreational: **No**
Year Built/Desc: **2021/ To Be Built**
Lot Depth: **226.00**
Lot Size/Acres: **Under .5 Acre/**

Public Remarks: **List price reflects standard finishes & lot premium (\$165,000). Not including upgrades. This Harris model chalet by Calibrex Developments features all of the high-end luxury associated with this exceptional builder. Featuring 2300 sqft of living space, this 3 bed, 2.5 bath chalet offers a main floor master bedroom with en-suite, a great room with a gas fireplace and large kitchen with breakfast bar. Close to Thornbury's many amenities including golf courses, restaurants and shopping and of course the region's world-renowned ski hills. Lot 46 is a walkout lot. Photos show the 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 buyers.**

Directions: **Off Hwy 26 Turn onto Peel St, Turn onto Timber Lane**

Interior Features	
Interior Features:	Carbon Monoxide Detector, Main Floor Laundry, Smoke Detector
Basement:	Full/ Unfinished/
Heat Primary/Sec:	Forced Air-Gas/
HVAC:	HRV System
Under Contract/Rental Items:	Hot Water Tank
Fireplace:	Natural Gas
Foundation:	Poured Concrete
Plumbing Age:	

Exterior Features	
Add'l Monthly Fees:	
Exterior Finish:	Stone, Wood
Restrictions:	None
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup
Topography:	Flat
Roofing:	Asphalt, Shingles
Water/Supply Type:	Municipal/
Site Influences:	Cul de Sac/Dead End, Shopping Nearby, Skiing, Trails
Exposure:	
Pool:	None
Alternative Power:	
Yr Roof Surface Replaced:	
Sewage:	Municipal Sewers

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **none**

Tax Information

Roll#: **424200001501046**
Pin#: **371310358**
Assessment \$/Year: **\$206,000/2020**
Local Improve Fee/Comments /
Zoning: **Residential**
Survey/Year: **No**
Taxes/Year: **\$0/ 2019**
Survey Type:
LOT 46, PLAN 16M53 SUBJECT TO AN EASEMENT AS IN GY121387 SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 46, PLAN 16M53 BEING PART 18 ON 16R10915 AS IN GY141960 SUBJECT TO AN EASEMENT FOR ENTRY AS IN GY148573 TOWN OF THE BLUE MOUNTAINS

Rooms

Room	Level	Dimensions	Features
Living Room	M	17'x15'	
Dining Room	M	12'2"x16'	
Kitchen	M	11'6"x20'	
Master Bedroom	M	14'x14'	
Ensuite	M		5+ Piece
Bedroom	M	11'x12'	
Bedroom	M	11'0"x12'	
Ensuite	M		4-Piece
Bathroom	M		2-Piece
Laundry Room	M	11'x9'6"	

Royal LePage Locations North (Thornbury), Brokerage

Prepared By: STEVE SIMON, Salesperson

Client Full Report

Date Printed: 04/09/2020

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