



**Cross Property Client Full RES**

**22 COBBLESTONE LANE**

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

**Residential/ Single Family/ For Sale Price: \$865,000.00**  
**Active**



MLS#: **244600**  
 List Date: **14-Feb-2020** Bedrooms (AG/BG): **4 ( 2/ 2)**  
 Bathrooms (F/H): **3 ( 3/ 0)**

Type: **Detached**  
 Style: **Bungalow**  
 Sqft Above Grade: **1,666** Sqft Below Grade: **1,437**  
 Sq Ft Finished: **3,103** Sq Ft. Unfinished:  
 Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **14**  
 Title/Ownership: **Freehold** Recreational: **No**  
 Year Built/Desc: **2006/ Completed / New**

Fronting On: **South** Year Built/Desc:  
 Lot Front: **60.00** Lot Depth: **101.00**  
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/**  
 Access: **Municipal road, Year Round**

Garage Spaces/Type: **2.0/ Attached**  
 Driveway Spaces/Type: **3/ Private Double Wide/ Asphalt**  
 Waterfront: **No** WF Exposure:  
 Leased Land Fee:

Public Remarks: **Charming bungalow walking distance to Downtown Thornbury. The open plan main floor boasts wood floors, a kitchen with large island, dining area & living space with gas fireplace and walk out to the back deck. You'll also find a spacious master suite, office, guest bedroom, 4pc bathroom, main floor laundry and access to the double car garage. The master bedroom offers a 4pc ensuite bathroom and generous walk in closet. The finished lower level features a huge rec room, TV room, 2 guest bedrooms, shared bathroom and a den. The perfect area for guests or play area for the kids! Head outside and you'll find beautiful landscaped front gardens, covered porch area and a back deck with hot tub and trees for privacy. Mins from Thornbury's award winning dining, boutiques, shops, trails & harbour! The Ideal family home or winter retreat, just a short drive from Blue Mountain Village & the area's private ski clubs. Virtual staging used for lower level.**

Directions: **Turn onto Alfred St W from Bruce Street, Turn Right onto Cobblestone Lane, Property will be on the Right**

**Interior Features**

Interior Features: **Central Vacuum, Main Floor Laundry, Security System, Smoke Detector, Sump Pump**  
 Basement: **Full/ Fully Finished/** Fireplace: **Natural Gas**  
 Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas**  
 HVAC: **Air Conditioner, HRV System** Foundation: **Poured Concrete**  
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

**Exterior Features**

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

Topography: **Flat, Level** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Surface Replaced: **2006**  
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**  
 Exterior Features: **Awnings, Hot Tub, Porch, Year-Round Living**  
 Site Influences: **Downtown, Schools, Shopping Nearby, Skiing, Trails**  
 Schools: **B.V.C.S**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hot Tub, Window Coverings**

Exclusions: **none**

**Tax Information**

Roll#: **424200001810424** Local Improve Fee/Comments /  
 Pin#: **371400453** Zoning: **Residential** Taxes/Year: **\$3,893/ 2019**  
 Assessment \$/Year: **\$448,000/2020** Survey/Year: **No** Survey Type:  
 Legal Description: **LT 11 PL 1125; THE BLUE MOUNTAINS**

**Rooms**

Room	Level	Dimensions	Features
Living Room	M	14'9"x16'7"	
Kitchen	M	17'10"x14'9"	
Dining Room	M	14'9"x12'2"	
Den	M	12'3"x11'2"	
Master Bedroom	M	15'7"x11'11"	
Ensuite	M	9'7"x8'2"	3-Piece
Bedroom	M	9'10"x11'2"	
Bathroom	M	5'x7'6"	4-Piece
Recreation Room	B	18'5"x33'6"	

**Recreation Room**      B      **17'7"x18'3"**  
**Den**                      B      **14'9"x12'**  
**Bedroom**                B      **11'6"x11'**  
**Bedroom**                B      **11'10"x10'2"**  
**Bathroom**              B                              **3-Piece**

**Royal LePage Locations North (Thornbury), Brokerage**

**Client Full Report**

**Date Printed: 02/14/2020**

**Prepared By: STEVE SIMON, Salesperson**

**Royal LePage Locations North (Thornbury), Brokerage**