



Tarynn Lennox
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Cross Property Client Full RES

107 VALLEY VIEW COURT

Clarksburg, ON N0H 1J0
Grey County/ Blue Mountains (The)/

Residential/ Single Family/ For Sale Price: \$780,000.00
Active



MLS@#: **234973**
List Date: **29-Nov-2019** Bedrooms (AG/BG): **4 (2/ 2)**
Bathrooms (F/H): **3 (2/ 1)**

Type: **Detached**
Style: **Bungalow Raised**

Sqft Above Grade: **1,201** Sqft Below Grade: **1,128**
Sq Ft Finished: **2,329** Sq Ft. Unfinished

Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **12**
Title/Ownership: **Freehold** Recreational: **No**
Fronting On: **North** Year Built/Desc: **1980/ Unknown**
Lot Front: **139.00** Lot Depth: **266.00**
Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/**
Access: **Year Round**
Driveway Spaces/Type: **2/ Private Double Wide/ Gravel**
Waterfront: **No** WF Exposure:
Leased Land Fee:

Public Remarks: **Fantastic views of Georgian Bay from this fully renovated bungalow, 5 mins from downtown Thornbury. Steps from 56 acres of private trails, this is the ideal location for year round living or a weekend retreat for the ski season! Updated throughout with high-end finishes; glass railings, wood floors, granite counters & more! Enjoy unobstructed water views from the open plan main floor featuring kitchen/dining w/walk, cozy living space w/wood burning fp, spacious master suite, powder rm & office/bedroom. The master suite offers a huge WIC & attractive 4pc bath. Head downstairs & you'll find 2 bedrooms, 4pc bath & large rec space, perfect for guests or kids! Outside boasts an expansive back deck & beautiful landscaping, backing onto farmland with views of Georgian Bay & Thornbury. With 56 acres of spectacular trails to explore, this is a unique opportunity to live close to town with a rural like lifestyle around you. Minutes from downtown Thornbury & a short drive from private ski clubs.**

Directions: **Grey Road 2, turn left onto Summit View, left onto Valley View Court to 107 (see sign)**

Interior Features

Interior Features: **Smoke Detector**
Basement: **Full/ Fully Finished/** Fireplace: **Wood**
Heat Primary/Sec: **Forced Air-Propane/ Fireplace-Wood**
HVAC: **Air Conditioner** Foundation: **Poured Concrete**
Under Contract \$: UFFI: **No** Furnace Age: **2015**
Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
Exterior Finish: **Wood**
Restrictions: **Subdivision Covenants**
Services: **Cell Service, Garbage/Sanitary Collection, Internet High-Speed**
Topography: **Clear View, Flat, Mountain, Open space** Alternative Power:
Roofing: **Asphalt** Yr Roof Surface Replaced:
Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
Exterior Features: **Deck(s)**
Other Structures: **Shed**
Site Influences: **Backs onto Greenspace, Cul de Sac/Dead End, Landscaped, Major Highway, Schools, Shopping Nearby, Skiing, Trails, Water View**

Inclusions/Exclusions

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

Exclusions: **TV and wall mounts x2**

Tax Information

Roll#: **424200000805502** Local Improve Fee/Comments /
Pin#: **373080151** Zoning: **Residential** Taxes/Year: **\$2,725/ 2019**
Assessment \$/Year: **\$399,000/2019** Survey/Year: **No** Survey Type:
Legal Description: **LT 2 PL 1029; THE BLUE MOUNTAINS**

Rooms

Room	Level	Dimensions	Features
Dining Room	M	11'x12'	
Kitchen	M	11'x9'4"	
Living Room	M	11'2"x16'10"	
Master Bedroom	M	11'1"x13'8"	
Bedroom	M	11'1"x9'4"	
Bathroom	M		2-Piece
Bathroom	M		4-Piece, Ensuite
Bedroom	L	10'9"x10'	
Bedroom	L	10'9"x12'5"	
Bathroom	L		4-Piece

Laundry Room L 6'7"x5'
Recreation Room L 22'2"x20'10"

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 12/02/2019

Prepared By: Tarynn Lennox, Salesperson

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Search Criteria

Status is one of 'Active', 'Conditional'
List SP MUI is 11402375
Co List Agent MUI is 11402375
Co List Agent Agent 2 MUI is 11402375
Co List Agent 3 MUI is 11402375
Selected 1 of 3 results.