

	<b>Giovanni Boni</b>
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## Cross Property Client Full

### 151 ORCHARD DRIVE

Thornbury, ON N0H 2P0

Grey County/ Blue Mountains (The)/

Residential/ Single Family/ For Sale

Active

Price: \$549,000.00



MLS®#:	<b>233820</b>	Bedrooms (AG/BG):	<b>3 ( 2/ 1)</b>
List Date:	<b>15-Nov-2019</b>	Bathrooms (F/H):	<b>2 ( 2/ 0)</b>
Type:	<b>Detached</b>	Sqft Below Grade:	<b>1,031</b>
Style:	<b>Bungalow</b>	Sq Ft. Unfinished	
Sqft Above Grade:	<b>1,169</b>	# Rooms:	<b>9</b>
Sq Ft Finished	<b>2,200</b>	Recreational:	<b>No</b>
Sq Ft Source:	<b>Floor plan(s)</b>	Year Built/Desc:	<b>0/ Unknown</b>
New Construction:	<b>No</b>	Lot Depth:	<b>140.00</b>
Title/Ownership:	<b>Freehold</b>	Lot Size/Acres:	<b>Under .5 Acre/</b>
Fronting On:	<b>South</b>	Access:	<b>Municipal road, Year Round</b>
Lot Front:	<b>45.00</b>	Garage Spaces/Type:	<b>1.0/ Carport</b>
Road Access Fee:		Driveway Spaces/Type:	<b>2/ Private Single Wide/ Asphalt</b>
Waterfront:	<b>No</b>	WF Exposure:	
Leased Land Fee:			

**Public Remarks:** Renovated 3-bedroom bungalow, walking distance to downtown Thornbury and a short drive from Blue Mountain and private ski clubs! The updated main level features a spacious modern kitchen with walk out to the back deck, dining and living space with large bay window, 2 good-sized bedrooms and an attractive shared 4pc bathroom. Head downstairs to the lower level where you'll find a laundry room, sizeable rec room, bedroom and 3pc bathroom, the perfect space for guests and kids. Outside boasts a great size corner lot down a quiet street with a carport and back deck. With Thornbury's boutiques, award winning dining, quaint coffee shops, trails and much more just minutes away, this is a sought after location! Book a showing today. \*\*House is on the corner of Napier St W and Orchard Dr facing Napier St W (numbered 18).

**Directions:** HWY 26 to Bruce Street, Turn Right onto Napier, Property will be on the Right

#### Interior Features

Interior Features:	<b>Carbon Monoxide Detector, Smoke Detector</b>	Fireplace:	
Basement:	<b>Full/ Fully Finished/</b>	Foundation:	<b>Concrete Block</b>
Heat Primary/Sec:	<b>Forced Air-Gas/</b>	Plumbing Age:	
HVAC:	<b>Air Conditioner, Central Air</b>		
Under Contract/Rental Items:	<b>Hot Water Tank</b>		

#### Exterior Features

Add'l Monthly Fees:	Exposure:	Pool:	<b>None</b>
Exterior Finish:	<b>Brick Front</b>		
Restrictions:	<b>None</b>		
Services:	<b>Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Telephone</b>		
Topography:	<b>Flat</b>	Alternative Power:	
Roofing:	<b>Asphalt</b>	Yr Roof Surface Replaced:	
Water/Supply Type:	<b>Municipal/</b>	Sewage:	<b>Municipal Sewers</b>
Exterior Features:	<b>Balcony, Fenced Partial, Patio(s), Year-Round Living</b>		
Site Influences	<b>Dog Park, Downtown, Golf, Library, Schools, Shopping Nearby, Skiing, Trails</b>		

#### Inclusions/Exclusions

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

Exclusions: **None**

#### Tax Information

Roll#:	<b>424200001813524</b>	Local Improve Fee/Comments /	
Pin#:	<b>371350117</b>	Zoning:	<b>R1</b>
Assessment \$/Year:	<b>\$265,000/2019</b>	Survey/Year:	<b>No</b>
Legal Description:	<b>LT 24 PL 954; THE BLUE MOUNTAINS</b>	Taxes/Year:	<b>\$2,650/ 2019</b>
		Survey Type:	

Room	Level	Dimensions	Features
Living Room	M	11'11"x19'1"	

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Matrix

Kitchen	M	11'3"x12'8"	
Dining Room	M	15'4"x8'9"	
Master Bedroom	M	11'7"x17'2"	
Bedroom	M	10'11"x10'	
Bathroom	M		4-Piece
Bedroom	B	11'3"x17'1"	
Recreation Room	B	12'2"x21'	
Bathroom	B		3-Piece
Royal LePage Locations North (Thornbury), Brokerage			
Prepared By: Giovanni Boni, Salesperson			
Royal LePage Locations North (Thornbury), Brokerage			
All data is subject to Errors, Omissions or Revisions and is not warranted. 11/15/2019 09:36:27 AM			
Client Full Report			Date Printed: 11/15/2019