

**Property Features for
208697 Highway 26, The Blue Mountains**

EXTERIOR

- 1880's Log house with addition
- New Covered front porch (2008)
- Back deck
- Fire pit
- Georgian Bay views
- Dual access from HWY 26 & Hoover Lane
- 50' x 22' 1100 sf Outbuilding (refaced 2020)

INTERIOR

- 4 bedrooms
- 2.5 bathrooms
- Kitchen
- Living/dining
- Finished basement
- Wood floors
- Exposed logs

MAIN FLOOR

- Living/dining room with wood burning fireplace
- Front door access
- Powder room (updated 2018)

UPPER LEVEL

- 2 guest bedrooms and master suite
- 4pc shared bathroom

MASTER BEDROOM (UPPER)

- Walk out to balcony with bay views
- 4pc ensuite
- Walk in closet

LOWER LEVEL

- Guest bedroom
- Gas fireplace
- Laundry/utility room
- Rec room
- Office

OUTBUILDING

- 1100 sf
- 2 car parking area



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable.
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- Refaced (2020)
- Living area and bar
- Storage
- Bunkie with A/C wall unit
- 30 AMP
- Workshop
- New Soffit and fascia (2008)
- X2 custom garage doors

THE AREA

- Minutes from Downtown Thornbury.
- A short drive from Georgian Peaks Ski Club, Georgian Bay Club and Blue Mountain.
- 15 minute drive from Collingwood

OTHER PROPERTY INFORMATION

- Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Other Appliances as is. Most outbuilding decor, Bunkie furniture, work bench, some tools.
- Exclusions: Ice box, some personal items/ tools. Some decor contents, lawn tractor, utility trailers & porch swing are privately negotiable.
- Property taxes: \$4175 (2019)
- Exterior Finish: Log
- Roofing: Asphalt, Shingles
- Water/Supply Type: Municipal
- Sewage: Septic
- Site Influences: Beach, Golf, Landscaped, Major Highway, Schools, Shopping Nearby, Skiing, Trails, Water View
- Heat Primary/Sec: Heat Pump/ Baseboard, Fireplace-Gas, Fireplace-Wood, Heat Pump, Unit Heater, Wall Furnace
- HVAC: Wall Mount AC
- Foundation: Concrete Block



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