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Cross Property Client Full RES

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

Residential/ Single Family/ For Sale Price: \$975,000.00
Active



MLS@#: **242261**
List Date: **27-Jan-2020** Bedrooms (AG/BG): **3 (3 / 0)**
Bathrooms (F/H): **2 (2 / 0)**

Type: **Detached**
Style: **Bungalow**
Sqft Above Grade: **1,618** Sqft Below Grade: **0**
Sq Ft Finished: **1,618** Sq Ft. Unfinished:
Sq Ft Source: **Builder Floor Plan(s)**
New Construction: **Yes** # Rooms: **7**
Title/Ownership: **Freehold** Recreational: **No**
Fronting On: **South** Year Built/Desc: **2019/ Completed / New**
Lot Front: **131.90** Lot Depth: **281.20**
Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/**
Access: **Municipal road, Year Round**
Garage Spaces/Type: **2.0/ Attached**
Driveway Spaces/Type: **5/ Private Double Wide/ Gravel**
Waterfront: **No** WF Exposure:
Leased Land Fee:

Public Remarks: **Stunning new home (2019) built by renowned builder Rainmaker Estates. Minutes from Downtown Thornbury and a short drive to Blue Mountain and the area's private ski clubs. Featuring numerous high-end finishes including wood floors, gas fireplace, and a custom kitchen. The open plan main floor has a living area with walk out, kitchen/dining space with Island and pantry, master suite and 2 guest bedrooms with shared bathroom. The master suite offers a walk-in closet & fantastic 5pc ensuite bathroom. Outside you'll find attractive white wood siding, 2-car garage, shed and a covered porch at the entry of the home with pillar detailing. The expansive backyard boasts a back deck with pergola and plenty of space for entertaining. Walking distance to the charming town of Clarksburg and a short drive to Downtown Thornbury, Georgian Bay, Private ski clubs and Blue Mountain. Landscaping has been virtually added.**

Directions: **HWY 26, Bruce St S, toward Napier St E, Continue to follow Grey County Rd 13, Turn right onto Hillcrest Dr, Turn right onto Fulton St**

Interior Features

Interior Features: **Smoke Detector**
Basement: **None/ None/** Fireplace:
Heat Primary/Sec: **Forced Air-Gas/ In-Floor, Natural Gas**
HVAC: **Air Conditioner** Foundation: **Slab**
Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
Exterior Finish: **Wood**
Restrictions: **None**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone**
Topography: **Flat** Alternative Power:
Roofing: **Asphalt** Yr Roof Surface Replaced:
Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
Water Treatment: **Iron/Mineral Filter**
Other Structures: **Shed**
Site Influences: **Arts Centre, Downtown, Golf, Place of Worship, Rec./Community Centre, River/Stream, Schools, Shopping Nearby, Skiing, Trails**

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **none**

Tax Information

Roll#: **424200001218504** Local Improve Fee/Comments /
Pin#: **371380202** Zoning: **R1** Taxes/Year: **\$1,808/ 2019**
Assessment \$/Year: **\$201,000/2020** Survey/Year: **No** Survey Type:
Legal Description: **PT LT 46 PL 113 COLLINGWOOD AS IN R486900; THE BLUE MOUNTAINS**

Rooms

Room	Level	Dimensions	Features
Master Bedroom	M	14'x17'	
Bathroom	M		5+ Piece, Ensuite
Bedroom	M	13'9"x9'5"	
Bedroom	M	11'x12'8"	
Bathroom	M		3-Piece
Dining Room	M	16'1"x14'	
Living Room	M	20'1"x17'	

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 01/29/2020

Prepared By: STEVE SIMON, Salesperson

