



Giovanni Boni
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Royal LePage Locations North (Thornbury), Brokerage
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Cross Property Client Full RES

027338 30TH SIDEROAD

Residential/ Single Family/ For Lease

Price: \$2,000.00

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

Active

Monthly



MLS#: **239749**
List Date: **09-Jan-2020** Bedrooms (AG/BG): **4 (4/ 0)**
Bathrooms (F/H): **2 (2/ 0)**

Type: **Detached**
Style: **2 Storey**
Sqft Above Grade: **1,500** Sqft Below Grade: **1,100**
Sq Ft Finished: **2,600** Sq Ft. Unfinished:
Sq Ft Source: **Other**

New Construction: **No** # Rooms: **10**
Title/Ownership: **Freehold** Recreational: **No**
Fronting On: **West** Year Built/Desc: **0/ Unknown**
Lot Front: **175.00** Lot Depth: **200.00**
Road Access Fee: Lot Size/Acres: **Under .5 Acre/**
Access: **Municipal road, Year Round**
Driveway Spaces/Type: **4/ Private Double Wide/ Gravel**
Waterfront: **No** WF Exposure:
Leased Land Fee:

Public Remarks: **Surrounded by nature, this 4 bedroom, 2 bathroom home is located minutes from downtown Clarksburg and Thornbury. On the main level you'll find a bedroom, office, bathroom, laundry, and walk out to expansive backyard. Head up a few stairs to a family room, good size kitchen with breakfast bar and plenty of cupboard storage and walk out to deck. On the upper level there are 3 spacious bedrooms and an updated 4pc bathroom, lots of room for a family. In the basement you'll find a wood-burning fireplace that heats the whole house to keep you warm and cozy after a day on the hills. Outside is a large backyard backing onto fields with horses. Enjoy the peace and quiet around you and views of the mountains from the deck. A short drive to private ski clubs, Blue Mountain Village and all area amenities such as restaurants, shops, beaches, golf and more! Available from January 31st 2020.**

Directions: **Off Hwy 26 Turn onto Grey Road 2, Turn onto Clark St (Turns into 30 Side Road), Property is on the Left**

Interior Features

Interior Features: **Smoke Detector**
Basement: **Full/ Unfinished/** Fireplace:
Heat Primary/Sec: **Baseboard/**
HVAC: **None** Foundation: **Concrete Block**
Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
Exterior Finish: **Brick, Vinyl Siding**
Restrictions: **None**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup**
Topography: **Clear View, Flat** Alternative Power:
Roofing: **Shingles** Yr Roof Surface Replaced:
Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
Site Influences: **Skiing**

Inclusions/Exclusions

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

Exclusions: **none**

Lease/Rental Information

Incl In Lease Costs: **Parking** Lease Term: **1 Year**
Lease Requirements: **Non-Smoking Policy, References** Pets Permitted: **Restricted**
Parking Cost/Mnth \$: **\$0** Furnished: **No** Sublease: **No** Priv Entrance: **Yes**
Property Mgr/Phone: **Salespersons/ 647-988-5834**

Roll#: **424200001120401** Local Improve Fee/Comments /
Pin#: **371290156** Zoning: **Residential** Taxes/Year: /
Assessment \$/Year: Survey/Year: **No** Survey Type:
Legal Description: **PT LT 30 CON 12 COLLINGWOOD AS IN R474625, T/W R474625; THE BLUE MOUNTAINS**

Rooms

Room	Level	Dimensions	Features
Living Room	M	15'6"x13'	
Kitchen	M	11'10"x11'6"	
Bedroom	M	10'x21'	
Office	M	13'x9'3"	
Bathroom	M	4'x6'8"	4-Piece
Bedroom	2	11'11"x15'3"	
Bedroom	2	10'x12'8"	
Bedroom	2	9'x10'2"	
Bathroom	2	11'11"x4'11"	4-Piece

Recreation Room B 15'x17'
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Client Full Report

Date Printed: 01/10/2020

Prepared By: Giovanni Boni, Salesperson

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