

PROPERTY FEATURES, UPDATES & UTILITIES
103 BRUCE STREET, THORNBURY

MAIN HOUSE

Exterior

- Year built approx mid 1800's
- Vinyl siding
- Oversized 2 car garage, tall enough to house a boat
- Enclosed back deck
- Dog run
- Fish pond
- Front porch
- Deck with gas hook up and hot tub hook up
- Generator

Interior

- 4 bedrooms
- 2 full bathrooms
- 2 2pc bathrooms
- Forced air heat and air conditioning
- Living room
- Dining room
- Kitchen with walk out to back deck and breakfast nook
- Main floor powder room
- Partially finished basement

Basement

- Large Rec room
- Gas fireplace
- Laundry
- 2pc bathroom
- Plenty of storage

APARTMENT

- 1 bedroom
- 1 bathroom
- Front porch
- Living room
- Kitchen/dining with walk out to shared back deck/side yard
- Laundry
- Forced air heat and air conditioning

The Area

- Walking distance to Downtown Thornbury
- Short drive to all private ski clubs, The Georgian Bay Club, Blue Mountain and Collingwood



LIST OF UPDATES
103 BRUCE STREET, THORNBURY

FRONT EXTERIOR/ENTRANCE

- Front porch
- Front stone walkway to main front door
- Slate floor in in main entranceway

OTHER

- Freshly painted in all rooms except yellow bathroom
- Sprinkler systems installed to both furnace rooms and fire alarms (Sep 2017)

LIVING ROOM

- Scratched hickory floor
- Custom white blinds (June 2019)
- Fan

DINING ROOM

- Fixture and paint
- Added an extra door to make double doors between main house and one bedroom apartment stuffed with Roxul insulation as per fire department regulations to adhere to code for legal duplex (Sept. 2017)

KITCHEN

- Countertops, sink, faucets, dishwasher, fridge, built in pantry
- Paint on walls and cupboards

UPPER LEVEL

- New carpet on base and stairs to upstairs (2012)
- All new paint on walls plus removal of all wallpaper
- Window in hallway
- Tons of new insulation blown into the attic in 2010
- Moved attic access from what was the upstairs laundry room to the landing
- Large 4pc bathroom with ceramic floor, glass shower, granite top vanity, mirror, Jacuzzi faucet
- Added a 3pc bathroom (laundry room prior) which now consists of a granite counter vanity, matching mirror, shower and toilet plus white marble floors.
- All bedrooms painted and floors stripped to original and then finished
- Light fixture in master bedroom closet
- Light fixtures and fan in hallway
- Put in ductwork for getting the forced air up to the second floor as there was none
- Redid all the venting in the attic

BASEMENT

- Freshly painted laundry room, ceiling, walls and floor (June 2019)
- New high end washer and dryer in main house (2018)
- Painted furnace room which is also the walkway to new family room in basement
- New high efficiency gas furnace, humidifier, gas hot water tank and air-conditioner. (Oct. 2010)
- New Family room in basement with hardwood floors (Nov. 2019)
- Gas fireplace in the basement family room (2010)
- New drainage for family room in basement Sept (2019)
- Built in storage space on stairs, new carpet & rail



EXTERIOR

- Extended the deck. Fenced in the entire deck and made a stone pee pad for winter for the dogs
- Built a large wooden dog run with steps
- Built a fire pit.
- Put a brand new roof on the garage (2017)
- Installed a new electric garage door opener.
- New storm door off main kitchen
- Installed a large Generac generator in fall of 2010, runs on natural gas
- Installed hook up for large hot tub on back deck off kitchen
- Filled and cleaned up gardens with hostas and flowers
- Fish pond, added aerator and lights
- Installed natural gas hook up on deck for gas bbq
- Outdoor light fixture at back door off kitchen

ONE BEDROOM APARTMENT

- All new flooring throughout
- Washer and dryer
- Hardwood in living room (2018)
- Vinyl plank flooring in bedroom (Sep 2019)
- Linoleum in kitchen and bathroom (Nov 2019)
- Entire apartment is freshly painted (2018 & 2019)
- New bathroom stone countertop and sink and faucet (Nov 2019)
- New toilet (2016)
- New glass in kitchen window (Sept. 2019)

UTILITIES (APPROX)

- Gas \$1404 yr / \$117 mo
- Hydro \$1761 yr / \$146 mo
- Water \$80 a month



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.