



STEVE SIMON
Lifestyles North Real Estate Team
steve@lifestylesnorth.com
Ph: 705-994-2353



Cross Property Client Full RES

175 CAMERON STREET

Residential/ Single Family/ For Sale

Price:
\$2,500,000.00

Thornbury, ON N0H 2P0
Grey County/ Blue Mountains (The)/

Active



MLS#: **240886**
List Date: **12-Feb-2020**
Bedrooms (AG/BG): **3 (3/ 0)**
Bathrooms (F/H): **3 (2/ 1)**
Type: **Detached**
Style: **Chalet**
Sqft Above Grade: **1,272**
Sq Ft Finished: **2,477**
Sq Ft Below Grade: **1,205**
Sq Ft. Unfinished: **Sq Ft. Unfinished**
Sq Ft Source: **Floor plan(s)**
New Construction: **No**
Rooms: **11**
Title/Ownership: **Freehold**
Recreational: **No**
Fronting On: **North**
Year Built/Desc: **1989/ Unknown**
Lot Front: **123.00**
Lot Depth: **258.00**
Road Access Fee: **Lot Size/Acres: 0.5-0.99 Acres/**
Access: **Municipal road, Year Round**
Driveway Spaces/Type: **3/ Circular, Mutual/Shared/ Gravel**
Waterfront: **Yes**
WF Exposure: **North**
WF Type/Name: **Lake/ Georgian Bay**
Shore Rd Allowance: **None**
WF Frontage Ft: **121**
WF Features: **Stairs to Waterfront, Water Access**
Shore Line: **Clean, Mixed, Rocky, Sandy**
Leased Land Fee:

Public Remarks: **WATERFRONT:** Set on 121ft of gorgeous Georgian Bay waterfront is a cottage set in among mature trees w/Bay views on desirable Cameron St in Thornbury. There is an adjacent vacant lot (MLS@243781). The Seller would prefer to sell both properties together for a rarely offered combined 224ft of waterfront (MLS@243412). The cottage has been designed with Bay views in mind & features open concept main floor living w/cathedral ceilings, kitchen w/breakfast bar, walk out to a large deck & a spacious master suite looking out to the Bay. In the walkout lower level you'll find 2 beds & a den w/ stunning views of the Bay. A 4pc bath & a spa area that includes a gym, sauna & wine cellar complete the lower level. Spend time with family & friends in a perfect location with your very own private beach, just minutes from downtown Thornbury.

Directions: **HWY 25 from Thornbury, turn right onto Peel St, left on Cameron St, property is on your right**

Interior Features	
Interior Features:	Cathedral Ceiling, Gym, Sauna, Smoke Detector
Basement:	Full/ Fully Finished/
Heat Primary/Sec:	Forced Air-Gas/ Wood
HVAC:	None
Under Contract/Rental Items:	Hot Water Tank
Fireplace:	
Foundation:	Concrete Block
Plumbing Age:	

Exterior Features	
Add'l Monthly Fees:	
Exposure:	
Pool:	None
Exterior Finish:	Wood
Restrictions:	None
Services:	Electricity, Garbage/Sanitary Collection, Natural Gas
Topography:	Level, Wooded/Treed
Alternative Power:	
Roofing:	Metal
Yr Roof Surface Replaced:	
Water/Supply Type:	Municipal/
Sewage:	Septic
Exterior Features:	Deck(s), Privacy, Year-Round Living
Site Influences:	Beach, Lake Access, Skiing, Trails, Water View

Inclusions/Exclusions

Inclusions:	Dishwasher, Microwave, Refrigerator, Stove, Other All fixtures and appliances
Exclusions:	Art negotiable, content of workshop and storage shed, workout gear and bikes, outdoor sculpture

Tax Information

Roll#:	424200001505300	Local Improve Fee/Comments /	
Pin#:	371310118	Zoning:	R1
Assessment \$/Year:	\$1,399,000/2020	Survey/Year:	No
Legal Description:	LT 31 PL 723 COLLINGWOOD; THE BLUE MOUNTAINS	Taxes/Year:	\$12,588/ 2019
		Survey Type:	

Rooms

Room	Level	Dimensions	Features
Dining Room	M	9'11"x12'5"	
Kitchen	M	8'5"x12'6"	
Living Room	M	23'10"x18'5"	
Master Bedroom	M	18'3"x12'2"	
Bathroom	M		4-Piece
Bathroom	LAG		2-Piece
Bathroom	LAG		4-Piece
Bedroom	LAG	9'6"x12'2"	

Bedroom	LAG	8'3"x12'6"
Family Room	LAG	14'3"x16'10"
Exercise Room	LAG	17'8"x14'5"

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 02/24/2020

Prepared By: STEVE SIMON, Salesperson

Royal LePage Locations North (Thornbury), Brokerage