



Cross Property Client Full RES

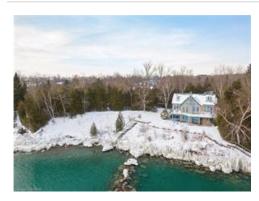
175 CAMERON STREET

Residential/ Single Family/ For Sale

Price: \$2,500,000.00

Thornbury, ON NOH 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** Sqft Below Grade: **1,205**

Sq Ft Finished **2,477** Sq Ft. Unfinished

Sq Ft Source: Floor plan(s)
New Construction: No

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/

Road Access Fee: Lot Size/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/ Fireplace:

Heat Primary/Sec: Forced Air-Gas/ Wood
HVAC: None Foundation: Concrete Block
Under Contract/Rental Items: Hot Water Tank Foundation: Concrete Block
Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**

Exterior Finish: Wood Restrictions: Wone

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 Taxes/Year: \$12,588/ 2019

Assessment \$/Year: \$1,399,000/2020 Survey/Year: No Survey Type: Legal Description: LT 31 PL 723 COLLINGWOOD; THE BLUE MOUNTAINS

Rooms

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

 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

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Royal LePage Locations North (Thornbury), Brokerage

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