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Cross Property Client Full RES

103 BRUCE STREET S
Thornbury, ON N0H 2P0
Grey County/ Blue Mountains (The)/

Residential/ Single Family/ For Sale Price: \$850,000.00
Active



MLS#: **243188**
List Date: **05-Feb-2020** Bedrooms (AG/BG): **5 (5/ 0)**
Bathrooms (F/H): **5 (3/ 2)**

Type: **Detached**
Style: **2 Storey**
Sqft Above Grade: **3,142** Sqft Below Grade: **1,548**
Sq Ft Finished: **4,690** Sq Ft. Unfinished
Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **18**
Title/Ownership: **Freehold** Recreational: **No**
Fronting On: **South** Year Built/Desc: **1858/ Unknown**
Lot Front: **100.75** Lot Depth: **132.00**
Road Access Fee: Lot Size/Acres: **Under .5 Acre/**
Access: **Municipal road, Year Round**

Garage Spaces/Type: **1.0/ Detached**
Driveway Spaces/Type: **4/ Private Double Wide/ Asphalt**
Waterfront: **No** WF Exposure: **North**
Shore Rd Allowance: WF Frontage Ft: **0**
Leased Land Fee:

Public Remarks: **4 bed century home & self contained 1 bed legal apartment, on prestigious Bruce Street walking distance to Downtown Thornbury. Set on a large double lot, with many original details, this home boasts incredible rental income from both the main house & adjoined unit. The main house has been updated thoroughly including forced air gas & A/C in most of the home, high efficiency gas furnace & hot water tank, refinished original floors & more (see docs for all updates). The main floor boasts a separate dining rm, living room, kitchen w/ dining nook & walk out. Upstairs boasts 4 beds, a 3pc bath w/ marble floors & 4pc bath w/ jacuzzi tub. Head downstairs to the basement & you'll find a laundry room w/ new washer & dryer (2018), 2pc bath & large rec room w/ gas fp. Outside offers an enclosed back deck w/ 6ft high dog run, side yard w/ fish pond & detached garage with a high roof to store a large boat. The 1 bed 1 bath apartment could be converted to an in law suite. Close to private ski & golf.**

Directions: **Hwy 26 to Bruce St in Thornbury, south on Bruce St to sign on left hand side**

Interior Features

Interior Features: **In-law Capability, In-Law Suite, Multiple Kitchens, Separate Heating Controls, Smoke Detector, Sump Pump, Washer/Dryer Hookup**

Basement: **Full/ Partially Finished/** Fireplace:

Heat Primary/Sec: **Forced Air-Gas/ Baseboard, Fireplace-Gas**

HVAC: **Air Conditioner, Central Air** Foundation: **Concrete Block, Stone**

Under Contract \$: UFFI: Furnace Age: **2010**

Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

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

Exterior Finish: **Vinyl Siding**

Restrictions: **None**

Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Street Lights, Telephone**

Topography: **Level** Alternative Power: **Generator-wired**

Roofing: **Asphalt** Yr Roof Surface Replaced:

Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**

Exterior Features: **Balcony**

Site Influences: **Downtown, Landscaped, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**

Schools: **BEAVER VALLEY /Secondary-GBSS**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Hot Water Tank Owned, Window Coverings, Other**

Exclusions: **mirror in downstairs foyer bathroom, wardrobe in upstairs foyer**

Tax Information

Roll#: **424200001811100** Local Improve Fee/Comments **No/**

Pin#: **371400295** Zoning: **RES** Taxes/Year: **\$2,879/ 2019**

Assessment \$/Year: **\$320,000/2020** Survey/Year: **No** Survey Type:

Legal Description: **LT 1 SE/S BRUCE ST, 2 SE/S BRUCE ST PL 104 THORNBURY; THE BLUE MOUNTAINS**

Rooms

Room	Level	Dimensions	Features
Dining Room	M	15'7"x11'9"	
Kitchen	M	9'11"x17'	
Breakfast	M	5'7"x12'1"	
Living Room	M	16'4"x13'5"	
Bathroom	M		2-Piece
Bathroom	M		4-Piece
Bedroom	M	14'1"x12'4"	
Kitchen	M	11'6"x12'2"	4-Piece

Living Room	M	14'1"x16'2"	
Bedroom	2	13'7"x14'5"	
Bedroom	2	10'5"x13'3"	
Master Bedroom	2	15'10"x13'	
Bedroom	2	10'4"x8'7"	
Laundry Room	B	10'9"x25'11"	
Bathroom	2		3-Piece
Bathroom	2		4-Piece
Bathroom	B		2-Piece
Recreation Room	B	24'5"x22'4"	

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 04/29/2020

Prepared By: STEVE SIMON, Salesperson

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