



Cross Property Client Full RES

121 CAMERON STREET

Residential/ Single Family/ For Sale

**Price:
\$3,000,000.00**

**Thornbury, ON N0H2P0
Grey County/ Blue Mountains (The)/**

Active



MLS#: **260346**
 List Date: **20-May-2020** Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **3 (3/ 0)**

Type: **Detached**
 Style: **Bungalow, Chalet**
 Sqft Above Grade: **1,771** Sqft Below Grade: **1,565**
 Sq Ft Finished: **3,482** Sq Ft. Unfinished:
 Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **11**
 Title/Ownership: **Freehold** Recreational: **No**
 Year Built/Desc: **2000/ Completed / New**

Fronting On: **North** Year Built/Desc:
 Lot Front: **86.00** Lot Depth: **259.00**
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/**

Access: **Boat Access, Year Round**
 Driveway Spaces/Type: **4/ Private Double Wide/ Gravel**
 Waterfront: **Yes** WF Exposure: **North**
 WF Type/Name: **Lake/ Georgian Bay**
 Shore Rd Allowance: **None** WF Frontage Ft: **90**
 WF Features: **Beach, Water Access**
 Shore Line: **Clean, Rocky, Sandy**
 Leased Land Fee:

Public Remarks: **WATERFRONT! Beautiful, private lakefront home located on 90ft of waterfront on desirable Cameron Street in Thornbury. Close to the area's private ski clubs, exclusive golf clubs and Blue Mountain. Outside boasts direct, easy access to 90ft of waterfront with a sandy beach area, expansive wrap around deck, landscaped gardens and tall trees surrounding the property for complete privacy. The open concept main level features floor to ceiling windows with breathtaking views of the bay, cathedral ceilings, gas fireplace with stone feature wall, open plan kitchen/dining/living area with walk out to deck and a spacious master suite with walk out and ensuite bathroom. Head downstairs and you'll find a fully finished, large lower level offering 2 bedrooms, both with walk outs, 3pc bathroom and large rec room with stunning views of the lake. The ideal all season retreat, perfect for the whole family! Covid 19 protocols in place.**

Directions: **Turn right off Highway 26 onto 10th Line, drive all the way to the end of the road and turn right on Cameron Street, property is on your left.**

Interior Features

Interior Features: **Alarm System, Cathedral Ceiling, In-law Capability, Main Floor Laundry, Other (see remarks)**
 Basement: **Full/ Fully Finished/ Walk-Out** Fireplace:
 Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas**
 HVAC: **HRV System** Foundation: **Poured Concrete**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Telephone**
 Topography: **Clear View** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Septic**
 Exterior Features: **Deck(s), Year-Round Living**
 Site Influences: **Beach, Dog Park, Downtown, Golf, Lake Access, Landscaped, Major Highway, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Water View**

Inclusions/Exclusions

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

Exclusions: **Dining room chandelier**

Tax Information

Roll#: **424200001503600** Local Improve Fee/Comments /
 Pin#: **371310099** Zoning: **R1** Taxes/Year: **\$11,816/ 2019**
 Assessment \$/Year: **\$1,352,000/2020** Survey/Year: **Yes 1999** Survey Type: **Available**
 Legal Description: **LT 10 PL 723 COLLINGWOOD; THE BLUE MOUNTAINS**

Rooms

Room	Level	Dimensions	Features
Great Room	M	24'11"x23'6"	
Kitchen	M	15'8"x13'1"	
Dining Room	M	10'x11'10"	
Master Bedroom	M	13'x13'7"	
Den	M	12'x12'6"	

Ensuite	M		3-Piece
Bathroom	M		3-Piece
Bedroom	LAG	10'4"x17'10"	
Bedroom	LAG	12'7"x17'	
Bathroom	LAG		3-Piece
Recreation Room	LAG	28'3"x25'8"	

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Client Full Report

Date Printed: 05/20/2020

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