



Giovanni Boni
Cell: (647) 988-5834

Royal LePage Locations North (Thornbury), Brokerage
Office Ph: (519) 599-2136

Cross Property Client Full RES

118 MARYWARD CRESCENT

Residential/ Single Family/ For Sale

Price:
\$2,490,000.00

The Blue Mountains, ON N0H 1J0
Grey County/ Blue Mountains (The)/

Active



MLS#: **264232**
List Date: **09-Jun-2020**
Bedrooms (AG/BG): **6 (6/ 0)**
Bathrooms (F/H): **6 (4/ 2)**

Type: **Detached**
Style: **2 Storey**
Sqft Above Grade: **6,773**
Sq Ft Finished: **6,773**
Sq Ft Source: **Floor plan(s)**
New Construction: **Yes**
Title/Ownership: **Freehold**
Rooms: **17**
Recreational: **No**
Year Built/Desc: **2018/ Completed / New**

Fronting On: **South**
Year Built/Desc: **2018/ Completed / New**
Lot Front: **67.72**
Lot Depth: **293.72**
Road Access Fee:
Lot Size/Acres: **0.5-0.99 Acres/ 0.90**

Access: **Year Round**
Garage Spaces/Type: **3.0/ Attached, Heated**
Driveway Spaces/Type: **8/ Circular, Private Double Wide/ Gravel**
Waterfront: **No**
WF Exposure:
Leased Land Fee:

Public Remarks: **Contemporary 6 bed property w/views of the Bay & the Escarpment. The home boasts unique features, reclaimed wood floors, over 6700sqft of living space & high quality craftsmanship throughout. The open main floor features imported italian porcelain tile, kitchen/dining area w/ granite counters, living rm w/gas fp & double french doors leading out to the expansive deck. There is also a art studio w/walk out & antique doors; this can be used as a gym or yoga studio, office, mudroom & master suite. The spacious master offers cathedral ceilings, WIC, ensuite w/ bay views, soaker tub & walk in shower w/marble bench & walk out. Head upstairs to find 5 beds & 3 baths. Outside has been designed as the perfect space to host gatherings; amphitheater style, featuring a huge entertaining area, outdoor speaker system, covered deck, patio, mature trees & landscaped gardens. You'll also find a 3 car garage. A short drive to all private ski/golf clubs & downtown Thornbury. Covid 19 protocols in place.**

Directions: **Camperdown Road, turn onto George McRae Rd, turn onto Maryward Cres**

Interior Features

Interior Features: **Cathedral Ceiling, Countertop Range, Main Floor Laundry, Oven Built-in, Smoke Detector, Sump Pump, Water Heater Owned**
Basement: **Full/ Unfinished/ Development Potential** Fireplace:
Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas, In-Floor**
HVAC: **Central Air, HRV System** Foundation: **Poured Concrete**
Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
Exterior Finish: **Stone, Wood**
Restrictions: **Subdivision Covenants**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone**
Topography: **Open space, Wooded/Treed** Alternative Power:
Roofing: **Asphalt, Metal** Yr Roof Surface Replaced:
Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
Exterior Features: **Backs on Greenbelt, Deck(s), Patio(s), Porch, Privacy, Year-Round Living**
Site Influences: **Beach, Cul de Sac/Dead End, Golf, Greenbelt/Conservation, Landscaped, Major Highway, Schools, Shopping Nearby, Skiing, Trails, Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave**

Exclusions: **none**

Tax Information

Roll#: **424200001103224** Local Improve Fee/Comments /
Pin#: **373080072** Zoning: **R1** Taxes/Year: **\$15,211/ 2020**
Assessment \$/Year: **\$1,708,000/2020** Survey/Year: **No** Survey Type:
Legal Description: **LOT 24, PLAN 16M24, THE BLUE MOUNTAINS. T/W EASEMENT OVER PT BLK 1, PL 1157, PTS 30, 31, 32, 33, 34 & 35 16R8788 & PT 7 16R8505 AS IN R518810; T/W EASEMENT OVER PT GREY COMMON ELEMENTS CONDOMINIUM PL 67, PTS 12, 13, 16, 17, 18 & 19 16R8788, PT LT 28 PL**

Rooms

Room	Level	Dimensions	Features
Bathroom	M		2-Piece
Bathroom	M		2-Piece
Bathroom	M		5+ Piece
Dining Room	M	18'3"x17'	
Kitchen	M	16'5"x19'2"	
Living Room	M	25'10"x27'2"	

Master Bedroom	M	18'3"x20'10"	
Office	M	17'9"x14'2"	
Other	M	34'11"x35'	
Bathroom	2		3-Piece
Bathroom	2		3-Piece
Bathroom	2		3-Piece, Ensuite
Bedroom	2	13'7"x13'10"	
Bedroom	2	14'9"x12'1"	
Bedroom	2	12'2"x14'5"	
Bedroom	2	11'7"x12'1"	
Master Bedroom	2	17'2"x16'3"	

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 06/09/2020

Prepared By: Giovanni Boni, Salesperson

Royal LePage Locations North (Thornbury), Brokerage