

**Property Features of
135 High Bluff Lane, Thornbury**

EXTERIOR HIGHLIGHTS

- 87 X 136 naturally private lot backing on green space & the Georgian Trail
- Located on the coveted High Bluff Lane
- Walking distance to downtown Thornbury's marina, shops & restaurants
- Professionally Landscaped: boldered gardens with river rock, variety of trees, boulders surround oversized basement windows
- Douglas Fir covered porch ceiling, exterior and interior posts
- Gas BBQ hook up on stoned patio pad
- Water bibs & numerous exterior electrical outlets
- LED Pot Lights
- Fenced doggie break area off the garage
- Cape Cod siding

PROPERTY FEATURES

- Oversized handmade Douglas Fir Front Entry with 5 Point Locking System
- 9 Ft Ceilings on both the main and lower level
- LED 2000k pot lighting throughout with dimmers
- Custom, one of a kind, Ontario Elm Reclaimed Barn Board floors, hand sanded & finished on site
- Glass panels and Douglas Fir staircase with floating LED fixture overhead
- Custom, professionally installed blinds on 19 windows
- CAD-5 Wiring in numerous places within the home to ensure no wireless drops
- Strassburger Windows
- Riobel Fixtures
- 7 Colour Palette (Benjamin Moore)
- Drywall rounded trim corners throughout

KITCHEN

- 6 Professional Grade Appliances
- Dual beverage/wine fridge with individual temperature settings
- Integrated range hood, wall stove & microwave
- Unique horizontal soft close cabinets
- Double stainless steels sinks with designer faucets
- Oversized island with hidden cabinetry below
- LED drop down pendant lights and LED pot lights with dimmers

LIVING ROOM

- Wall to wall built-in cabinetry
- Beautiful 5 ft linear gas fireplace with floor to ceiling stone
- 17 Ft cathedral ceilings with Douglas Fir center beam
- Stunning drop down black ceiling fan (winter/summer settings)
- Four Panel glass sliding doors to the covered backyard area
- In-wall surround sound speaker system

MASTER SUITE

- Four panel glass sliding doors to the covered backyard deck
- Built-in bedside reading lights
- Spa-like ensuite with soaker tub, glass shower & double vanity
- Heated bathroom floors
- Spacious walk in closet with built-in closets and shelves
- Integrated ceiling speaker system
- Black out blinds



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

MUDROOM & LAUNDRY

- Convenient access to both the outdoors and garage
- Expansive built-in's – desk & drawers, cubies, cabinets (upper & lower) with drying racks
- Tiffany blue subway tile
- Tiled shower/wash area for washing of gear and/or dog washing station
- Oversized stainless steel sink
- Pantry
- Two additional oversized closets
- Hidden drain under washing machine

LOWER LEVEL

- Luxury Vinyl Flooring throughout
- Two spacious bedrooms with oversized windows
- Oversized walk in spa shower bathroom
- Home Gym/Yoga Studio
- Recreational room partially finished and roughed in

GARAGE

- Oversized two car garage (23 X 28)
- Outdoor Access & Mudroom Access
- Upgraded 9 Ft Wide Garage Doors

BACKYARD & DECK

- Composite no maintenance deck
- Hardwired speaker system
- LED Pot Lighting
- Steps down into the tiered garden
- Access to Georgian Trail
- Douglas Fir ceiling and posts

MECHANICALS

- High Efficiency Furnace with humidifier
- High Efficiency AC Unit
- HRV
- Individual Water Lines to ensure no pressure loss
- Spray Foam Basement
- UV Water Filtration System services the entire home at every faucet
- All equipment is owned
- Bell High Speed Fibre Optic available at road
- Sump pump and battery back up

EXCLUSIONS

- None

INCLUSIONS

- All appliances and window coverings

TAXES

- \$5505

UTILITIES

Utility Expenses Monthly Average: Sept 2019- Sept 2020

- GAS: \$81.00 month -Operates: Hot Water Heater (owned), Furnace, Dryer, Barbecue, Cook-top
- HYDRO: \$94.00 month
- WATER/SEWER: \$72.00 month



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.