

135 HIGH BLUFF Lane, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

[135 HIGH BLUFF Ln Thornbury](#)

MLS® #: 40023879
 Price: \$1,699,000

Grey/Blue Mountains/Thornbury Bungalow/House



| | Beds | Baths | Kitch |
|-------|------|-------|-------|
| Lower | 2 | 1 | |
| Main | 2 | 2 | 1 |

Beds: 4 (2 + 2)
 Baths: 3 (3 + 0)
 SF Total: 4,078/Plans
 SF Range: 4001 to 5000
 Abv Grade Fin SF: 2,116.00/Plans
 Blw Grade SF: 1,962.00/Plans
 Common Interest: Freehold/None
 Tax Amt/Yr: \$5,505/2020

Remarks/Directions

Public Rmks: **Welcome to High Bluff Lane, an immaculate custom built home that shows like new, where no detail has been overlooked. Let the handmade Douglas Fir front door welcome you as your eyes soar to the windows that flood the home with natural light. Designed for the entertainer; the home offers open concept living with a modern chef's kitchen, 17ft cathedral ceilings, custom cabinetry throughout & a floor to ceiling stone gas fireplace. In wall speakers and high speed wiring for all your home office needs. Thoughtfully designed with full privacy in mind, the west wing is dedicated to the master suite boasting 4 panel glass sliding doors which open onto the covered deck & backyard oasis. The east wing hosts a 2nd bedroom, full bathroom, oversized mudroom & laundry with a custom wash station. Head down the custom fir/glass staircase to find the expansive lower level with 2 additional bedrooms, gym & spacious full bathroom. Oversized windows & 9ft ceilings make this an ideal space for guests. House all of your gear & trucks in the oversized 2 car garage. Thornbury is Ontario's four season playground!**

Directions: **Hwy 26 to Peel Street to High Bluff Lane**
 Cross St: **High Bluff & Peel**

Common Elements

Exterior

Exterior Feat: **Backs on Greenbelt, Deck(s), Landscaped, Lighting, Privacy**
 Construct. Material: **Wood**
 Shingles Replaced: **2018** Foundation: **Concrete** Roof: **Asphalt Shingle**
 Year/Desc/Source: **2018/Completed / New/Owner** Prop Attached: **Detached**
 Property Access: **Year Round Road** Apx Age: **0-5 Years**
 Other Structures: **None** Rd Acc Fee:
 Pool Features: **None**
 Parking Features: **Attached Garage, Asphalt Driveway, Inside Entry**
 Parking Spaces: **8** Driveway Spaces: **6** Carport Sp:
 Garage Sp/Desc: **2 Spaces** Sewer: **Sewer (Municipal)**
 Services: **Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone, Underground Wiring**
 Water Source: **Municipal-Metered** Water Tmnt: **Water Purification**
 Lot Size: Acres Range: **< 0.5** Acres Rent:
 Lot Front: **86.61** Lot Depth: **137.31**
 Lot Irregularities: Lot Shape: **Rectangular** Land Use Fee:
 Area Influences: **Arts Centre, Beach, Downtown, Golf, Greenbelt/Conservation, Landscaped, Marina, Park, Playground Nearby, Schools, Shopping Nearby, Skiing, Trails Forest, Trees/Woods** Retire Com: **No**
 View: **Sloping, Wooded/Treed** Fronting On: **South**
 Topography: **Bluewater District School Board**
 School District: **Georgian Bay Community School**
 High School: **Beaver Valley Community School**
 Elementary School:

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Ceiling Fans, Countertop Range, Floor Drains, In-law Capability, Oven Built-in, Sump Pump, Upgraded Insulation, Water Heater Owned**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement, Partially Finished**
 Laundry Feat: **Gas Dryer Hookup, Laundry Room, Main Level**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, In-Floor**
 Fireplace: **1/Family Room, Natural Gas**
 Under Contract: **None** FP Stove Op:
 Contract Cost/Mo:

Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Gas Stove, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings, Wine Cooler**
 Electric Age: **2018** Plumbing Age: **2018** Furnished:
 Furnace Age: **2018** Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LOT 9, PLAN 16M48 SUBJECT TO AN EASEMENT FOR ENTRY AS IN GY120888 TOWN OF THE BLUE MOUNTAINS**
 Zoning: **Residential** Survey: **Boundary Only/**
 Assess Val/Year: **\$630,000/2020** Hold Over Days:
 PIN: **371310266** Occupant Type: **Owner**
 ROLL: **424200001500909** Deposit:
 Possession/Date: **Flexible/**

Brokerage Information

List Date: **09/21/2020**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**
 Source Board: **Southern Georgian Bay**

Prepared By: **STEVE SIMON, Salesperson**
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Date Prepared: **10/06/2020**

Information deemed reliable but not guaranteed. CoreLogic Matrix

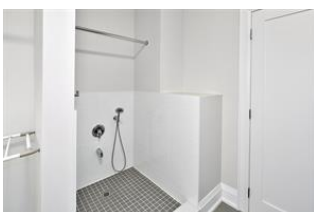
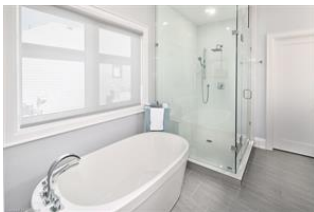
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| Room | Level | Dimensions | Dimensions (Convert) | Room Features |
|----------------|-------|--------------|----------------------|---------------|
| Bathroom | Main | | | 3-Piece |
| Bathroom | Main | | | 5+ Piece |
| Bedroom | Main | 12 x 13.3 | 3.66 m x 3.96 m | |
| Dining Room | Main | 11.1 x 9.11 | 3.35 m x 2.74 m | |
| Kitchen | Main | 11.1 x 18.1 | 3.35 m x 5.49 m | |
| Living Room | Main | 17.6 x 18.4 | 5.49 m x 5.49 m | |
| Master Bedroom | Main | 13.1 x 26.11 | 3.96 m x 7.92 m | |
| Mud Room | Main | 9.5 x 14.8 | 3.05 m x 4.57 m | |
| Bathroom | Lower | | | 3-Piece |
| Bedroom | Lower | 10.6 x 14.6 | 3.35 m x 4.57 m | |
| Bedroom | Lower | 11 x 13.11 | 3.35 m x 3.96 m | |
| Gym | Lower | 9.4 x 12.11 | 2.74 m x 3.66 m | |

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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Information Statement:

Date:

Level:

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Click the LifeStyle Match button to prioritize which property features matter most to you.