

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

Exterior

- Bungalow backing onto the Georgian Trail
- Board and Batten siding
- Stone accents
- BBQ Gas Hook Up
- 2 car garage with 9ft ceilings
- Oversized shed with 8ft ceilings and separate hydro panel
- Extensive landscaping
- x2 custom decks

Interior

- 5 bedrooms
- 3.5 bathrooms
- Full lower level
- Open concept living/dining/kitchen
- Den
- Mudroom/laundry with side entrance and garage access
- Laundry room has a bar fridge
- Reclaimed hickory floors throughout main level
- Kobe brand windows - wooden frames inside, vinyl outside
- Main level guest bedroom has 3pc ensuite bath

Great room

- Vaulted ceilings with unique beams
- Gas fireplace
- Large windows

Kitchen

- Soft close drawers
- Island with seating
- Granite countertops
- Garburator
- High end appliances - Jenn-Air

Main floor master

- Walk out to private balcony/deck
- 5pc ensuite bathroom with heated floors and soaker tub (wired for jacuzzi)
- His and hers walk in closets
- Vaulted ceilings

Lower level

- In floor radiant heat & 9ft ceilings
- 4pc bathroom
- 3 bedrooms, one of which has a 3pc bath rough in ensuite
- Rec room
- Storage/workshop with built ins

Area

- Walking distance to downtown Thornbury and Georgian Bay
- Short drive to The Blue Mountains private ski and golf clubs and Blue Mountain Village
- 20 minute drive from Collingwood



** 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.

UPGRADES TO PROPERTY

- Repainted outside when they moved in
- Laundry room
- New dishwasher (2019)
- Garburator in sink
- Outside landscaping was approx \$100,000
- Paved drive
- Burm and trees in backyard
- Stone out front with address
- Oversized shed with own hydro panel
- 2 decks
- Side entrance deck/stairs.

Other property information

- Taxes: approx \$5872.62
- HRV
- Foundation: ICF
- Central Vac
- Hot Water Tank (on demand) OWNED

Utilities (approx)

- Hydro \$125/month
- Gas \$56/month
- Water \$221/every 3 months

Exclusions

- Paintings, Wooden art in living room

Inclusions

- Window coverings, Kitchen Appliances (dishwasher, refrigerator, gas stove, built in microwave), bar fridge in laundry, freezer in basement

Negotiable

- Washer, Dryer, outdoor furniture



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