

169 HIGH BLUFF Lane, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

169 HIGH BLUFF Ln Thornbury
Pending Board Approval

Listing ID: 40551066
 Price: **\$1,950,000**



Grey/Blue Mountains/Blue Mountains
Bungalow/House

	Beds	Baths	Kitch
Lower	3	1	
Main	2	3	1

Beds (AG+BG): **5 (2 + 3)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **4,564**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,348/Plans**
 BG Fin SF: **2,216/Plans**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$0.00/2023**

Remarks/Directions

Public Rmks: **Beautiful 5 bed home in the heart of Thornbury featuring unique vaulted ceilings with wood beams, open plan main floor living with plenty of entertaining space and backs onto the picturesque Georgian Trail, a short walk to restaurants, coffee shops and Georgian Bay. The main floor features high ceilings with stunning beam details, attractive reclaimed hickory floors, high quality Kobe brand windows and spacious open concept living. The kitchen/dining offers soft close drawers, Jenn-Air appliances, granite countertops, island and walk out to a large custom back deck overlooking the backyard. The great room features large windows and a cozy gas fireplace, the main floor master suite boasts vaulted ceilings, his and hers walk in closets, 5pc ensuite with heated floors and a walk out to a private balcony. You'll also find a guest bedroom with ensuite bath, den, powder room and mudroom/laundry with side entrance and garage access. Head downstairs to a spacious lower level featuring 9ft ceilings, in floor radiant heat, good size rec room, 3 bedrooms one of which has a rough in for 3pc ensuite, 4pc shared bathroom and a large storage/workshop area with built-ins. Stunning stonework and Board & Batten siding surround the house and the backyard boasts a large custom deck with gas hook up for a BBQ, oversized shed with 8ft ceilings and separate hydro panel, lush greenery and extensive, beautiful landscaping, backing onto the Georgian trail. Enjoy the luxury of a 2-car garage with 9ft doors and access to the mudroom/laundry. Enjoy everything Thornbury and The Blue Mountains has to offer; trails, award winning restaurants, exclusive Golf clubs, private ski clubs and just a 20-minute drive from Collingwood, the perfect location!**

Directions: **Highway 26, turn onto Peel Street, Turn left onto High Bluff Lane**

Exterior

Exterior Feat: **Balcony, Deck(s), Landscaped, Privacy**
 Construct. Material: **Board & Batten, Stone**
 Shingles Replaced: / Foundation: **ICF** Roof: **Asphalt Shingle**
 Year/Desc/Source: //Other Prop Attached: **Detached**
 Property Access: **Municipal Road, Paved Road, Public Road, Year Round Road** Apx Age: **6-15 Years**
 Other Structures: **Shed** Rd Acc Fee: / Winterized: /
 Garage & Parking: **Attached Garage//Private Drive Double Wide** Garage Spaces: **2.0**
 Parking Spaces: **6** Driveway Spaces: **4.0**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Water Source: **Municipal** Water Tmnt: / Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent: /
 Lot Front (Ft): **68.24** Lot Depth (Ft): **191.45** Lot Shape: **Rectangular**
 Location: **Urban** Lot Irregularities: / Land Lse Fee: /
 Area Influences: **Arts Centre, Beach, Dog Park, Downtown, Golf, Highway Access, Lake/Pond, Landscaped, Library, Park, Place of Worship, Public Parking, Schools, Shopping Nearby, Skiing, Trails, Other**
 View: **Trees/Woods** Retire Com: /
 Topography: **Level, Wooded/Treed** Fronting On: **South**

Interior

Interior Feat: **Central Vacuum, On Demand Water Heater, Water Heater Owned, Other**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas, In-Floor**
 Fireplace: **/Natural Gas** FP Stove Op: /
 Under Contract: **None** Contract Cost/Mo: /
 Inclusions: **Built-in Microwave, Dishwasher, Refrigerator, Smoke Detector, Stove, Window Coverings**
 Exclusions: **Paintings, Wooden art in living room Negotiable: Washer, Dryer, outdoor furniture**

Property Information

Common Elem Fee: **No** Local Improvements Fee: /
 Legal Desc: **LOT 4, PLAN 16M14; S/T EASEMENT FOR ENTRY AS IN GY5291; THE BLUE MOUNTAINS**
 Zoning: **R1** Survey: **Available/**
 Assess Val/Year: **\$672,000/2020** Hold Over Days: /
 PIN: **371310008** Occupant Type: **Owner**
 ROLL: **424200001500804**

Possession/Date: **Flexible/**

Deposit: **5%**

Brokerage Information

List Date: **03/07/2024**

List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 

Source Board: The Lakelands Association of REALTORS®

Prepared By: Steve Simon, Salesperson

Date Prepared: 03/08/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bathroom	Main			2-Piece
Bathroom	Main			3-Piece
Bathroom	Main			5+ Piece
Bedroom	Main	12' 11" X 13' 3"	3.94 X 4.04	
Den	Main	12' 7" X 13' 3"	3.84 X 4.04	
Dining Room	Main	12' 11" X 11' 9"	3.94 X 3.58	
Kitchen	Main	12' 11" X 12' 4"	3.94 X 3.76	
Living Room	Main	20' 0" X 32' 2"	6.10 X 9.80	
Mud Room	Main	9' 11" X 13' 10"	3.02 X 4.22	
Bedroom Primary	Main	15' 4" X 18' 1"	4.67 X 5.51	
Bathroom	Lower			4-Piece
Bedroom	Lower	14' 6" X 14' 6"	4.42 X 4.42	
Bedroom	Lower	11' 9" X 18' 3"	3.58 X 5.56	
Bedroom	Lower	14' 5" X 16' 0"	4.39 X 4.88	
Recreation Room	Lower	19' 8" X 31' 3"	5.99 X 9.53	

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

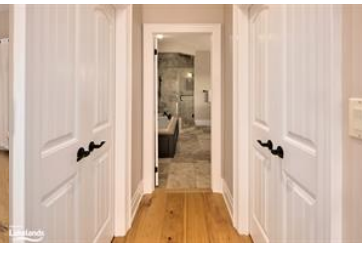
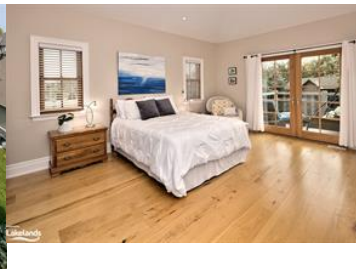
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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Date:
Information Statement:

Level:

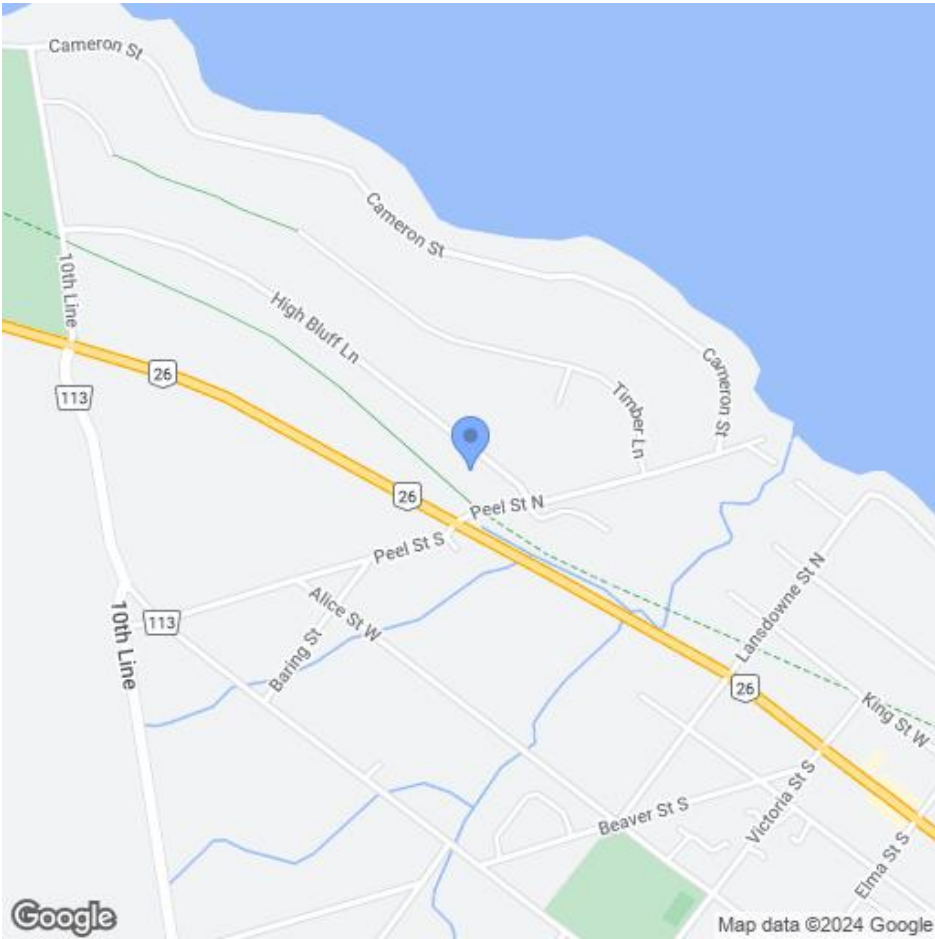
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