

169 HIGH BLUFF Lane, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

[169 HIGH BLUFF Ln Thornbury](#)

MLS® #: 40032675
 Price: \$1,850,000



Grey/Blue Mountains/Thornbury Bungalow/House

	Beds	Baths	Kitch
Lower	3	1	
Main	2	3	1

Beds: 5 (2 + 3)
 Baths: 4 (3 + 1)
 SF Total: 4,564/Plans
 SF Range: 4001 to 5000
 Abv Grade Fin SF: 2,348.00/Plans
 Blw Grade SF: 2,216.00/Plans
 Common Interest: Freehold/None
 Tax Amt/Yr: \$5,873/2020

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! Covid 19 protocols in place.

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

Common Elements

Exterior

Exterior Feat: **Balcony, Deck(s), Landscaped, Privacy**
 Construct. Material: **Board & Batten, Stone**
 Shingles Replaced: Foundation: **ICF**
 Year/Desc/Source: **//Other**
 Other Structures: **Shed**
 Parking Features: **Attached Garage, Private Double Driveway**
 Parking Spaces: **6** Driveway Spaces: **4**
 Garage Sp/Desc: **2 Spaces**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Water Source: **Municipal** Water Tmnt:
 Lot Size: Acres Range: **< 0.5** Acres Rent:
 Lot Front: **68.24** Lot Depth: **191.45**
 Lot Irregularities: Lot Shape: **Rectangular** Land Use 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:

Interior

Interior Feat: **Central Vacuum, On Demand Water Heater, Water Heater Owned, Other**
 Basement: **Full Basement, 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**
 Add Inclusions: **bar fridge in laundry, freezer in basement**
 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	Survey: Available/
Zoning: R1	Hold Over Days:
Assess Val/Year: \$672,000/2020	Occupant Type: Owner
PIN: 371310008	Deposit:
ROLL: 424200001500804	
Possession/Date: Flexible/	

Brokerage Information

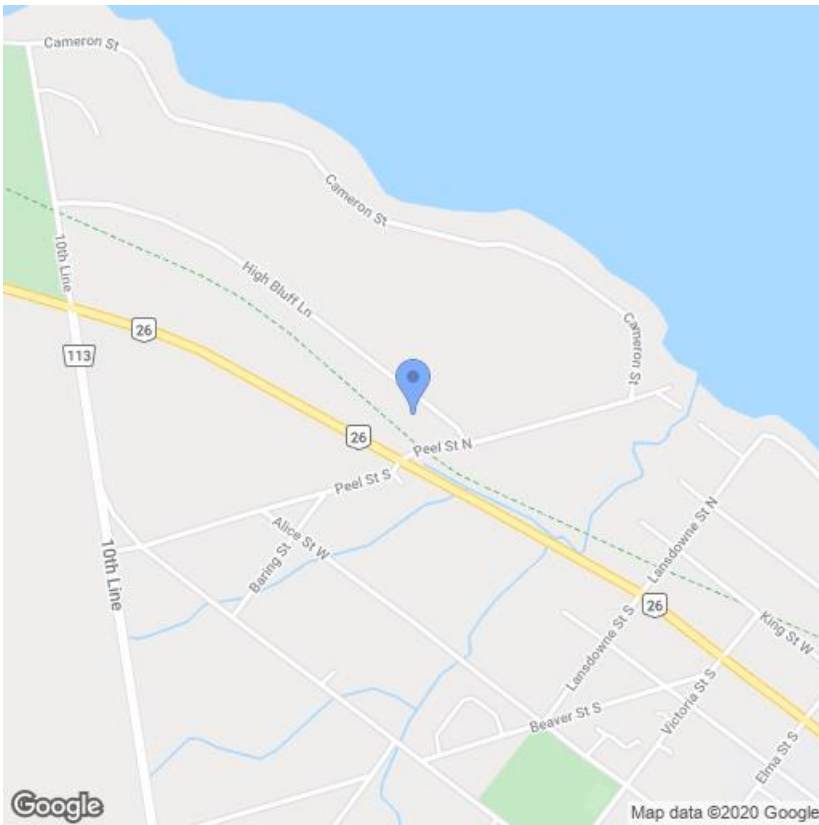
List Date: **10/13/2020**
 List Brokerage: **[Royal LePage Locations North \(Thornbury\), Brokerage](#)**
 Source Board: **Southern Georgian Bay**

Prepared By: STEVE SIMON, Salesperson
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Date Prepared: 10/13/2020

Information deemed reliable but not guaranteed. CoreLogic Matrix

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Bathroom	Main			2-Piece
Bathroom	Main			3-Piece
Bathroom	Main			5+ Piece
Bedroom	Main	12.11 x 13.3	3.66 m x 3.96 m	
Den	Main	12.7 x 13.3	3.96 m x 3.96 m	
Dining Room	Main	12.11 x 11.9	3.66 m x 3.66 m	
Kitchen	Main	12.11 x 12.4	3.66 m x 3.66 m	
Living Room	Main	20 x 32.2	6.10 m x 9.75 m	
Mud Room	Main	9.11 x 13.1	2.74 m x 3.96 m	
Master Bedroom	Main	15.4 x 18.1	4.57 m x 5.49 m	
Bathroom	Lower			4-Piece
Bedroom	Lower	14.6 x 14.6	4.57 m x 4.57 m	
Bedroom	Lower	11.9 x 18.3	3.66 m x 5.49 m	
Bedroom	Lower	14.5 x 16	4.57 m x 4.88 m	
Recreation Room	Lower	19.8 x 31.3	6.10 m x 9.45 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.