

**PROPERTY FEATURES**  
**134 HILL STREET, CLARKSBURG**

**Exterior**

- Brick bungalow located on 1.4 acres
- Double attached garage
- BBQ Gas Hook Up on deck
- Large driveway with ample parking
- 2 tier back deck
- Hot tub
- Fire pit
- Mature trees surrounding the property
- Escarpment views
- Stunning sunsets
- Taxes 2020: \$4,133.55

**Interior**

- 4 bedrooms
- 3 bathrooms
- Bright open space with tall ceilings
- Wood floors
- Forced air heat
- Large windows throughout
- Open plan main floor
- Laundry room with access to the garage
- Heated floors in entry
- Fully finished lower level

**Living room**

- Vaulted ceilings
- Walk out to back deck
- Modern gas fireplace

**Kitchen/dining**

- Quartz counters
- Peninsula
- Forest views
- Walk out to back deck
- Dining space

**Primary suite**

- Spacious bedroom
- Walk out to back deck
- Walk in closet with built ins
- 4pc ensuite bathroom with quartz counters, built in storage and shelves, gorgeous tile and glass walk in shower and heated floors

**Lower level**

- 2 guest bedrooms
- Expansive rec space with gas fireplace
- Shared bathroom
- Large windows for lots of natural light
- Ample storage space



\*\* 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.

**Area**

- 5 minute drive from Thornbury and a short drive to private ski/golf clubs and Blue Mountain
- Walking distance to the town of Clarksburg, art galleries and Marsh Street Centre

**Utilities**

- Water is delivered by George Mackey Construction on demand. \$155 per fill of cistern in the garage. One fill every 2 months (single user) for a total of \$930/ year
- Hydro: \$2,234.81
- Gas: \$813.44
- Snow plow: \$300 per season

**Upgrades to property**

- New tile flooring in front entry (heated), laundry room and hall bathroom (2018)
- Principal bathroom renovation (2018) with heated floors
- Fireplace in living room (2018)
- Arctic Spas salt water hot tub and surrounding decking (2018)
- Kitchen countertops (2019)
- Purchased Hot water heater (2020)
- Hall bathroom shower (2020)

**Inclusions**

- Dryer, Refrigerator, Stove, Washer, Window Coverings, hot tub, natural gas BBQ (2020) and light fixtures.

**Exclusions**

- All furniture items and house contents are negotiable.



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