

# 134 HILL Street, Clarksburg, Ontario N0H 1J0

Client Full  
**Active / Residential**

**134 HILL St Clarksburg**

MLS® #: **40055813**  
 Price: **\$1,200,000**



## Grey/Blue Mountains/Blue Mountains Bungalow/House

	Beds	Baths	Kitch
Lower	2	1	
Main	2	2	1

Beds: **4 ( 2 + 2 )**  
 Baths: **3 ( 3 + 0 )**  
 SF Total: **3,281/Plans**  
 SF Range: **1501 to 2000**  
 Abv Grade Fin SF: **1,681.00/Plans**  
 Blw Grade SF: **1,600.00/Plans**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,134/2020**

Remarks/Directions

Public Rmks: **Beautiful, 4 bedroom bungalow located on a 1.4 acre lot, walking distance to the charming town of Clarksburg and its art galleries, the cultural hotspot that is the Marsh Street Centre and plenty of nature trails near Clendenan Dam. The main floor boasts bright open plan living with vaulted ceilings and modern gas fireplace, 2 walkouts that lead to the back deck, good size kitchen with new quartz counters (2019) and forest views, main floor master, study/guest bedroom, 3pc bathroom with new shower (2020) and laundry room. The gorgeous master bedroom has a walk out to the back deck, walk in closet with built in storage, updated luxury ensuite bathroom (2018) with built-ins, heated floors, walk in shower and quartz counters. Head downstairs to the finished lower level where you'll find large windows throughout, 2 guest bedrooms, shared bathroom and an expansive rec room made up of a gym area and cozy living space with a gas fireplace. Outside offers a private, picturesque backyard with a new 2 tier deck and salt water hot tub (2018), fire pit, bbq with gas hook up, stunning sunset and escarpment views, covered front porch and mature trees surrounding the property. Walking distance to everything the quaint town of Clarksburg has to offer, just 5 minutes to Downtown Thornbury and a short drive to Georgian Bay, the area's private ski and golf clubs & Blue Mountain. Covid 19 protocols in place.**

Directions: **HWY 26, turn onto Bruce Street, follow road onto Marsh St, turn right onto Hill St**  
 Common Elements

### Exterior

Construct. Material: <b>Brick</b>	Foundation: <b>Poured Concrete</b>	Roof: <b>Asphalt Shingle</b>
Shingles Replaced:		Prop Attached: <b>Detached</b>
Year/Desc/Source: <b>2008//Owner</b>		Apx Age: <b>6-15 Years</b>
Parking Features: <b>Attached Garage, Private Double Driveway</b>		
Parking Spaces:	Driveway Spaces: <b>4.0</b>	Carport Sp:
Garage Sp/Desc: <b>2 Spaces</b>	Parking Assigned:	Sewer: <b>Septic</b>
Water Source: <b>Cistern</b>	Water Tmnt:	
Lot Size Area/Units: <b>/</b>	Acres Range: <b>0.50-1.99</b>	Acres Rent:
Lot Front (Ft): <b>158.00</b>	Lot Depth (Ft): <b>412.00</b>	Lot Shape:
Location: <b>Urban</b>	Lot Irregularities:	Land Lse Fee:
Area Influences: <b>Beach, Downtown, Golf, Highway Access, Landscaped, Library, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails</b>		Fronting On:
Topography: <b>Level</b>		

### Interior

Interior Feat: **Water Heater Owned, Other**  
 Basement: **Full Basement**      Basement Fin: **Fully Finished**  
 Cooling: **Central Air**  
 Heating: **Fireplace-Gas, Forced Air, Gas**  
 Inclusions: **Dryer, Refrigerator, Stove, Washer, Window Coverings**  
 Add Inclusions: **hot tub, natural gas BBQ (2020)**  
 Exclusions: **All furniture items and house contents are negotiable.**

### Property Information

Common Elem Fee: <b>No</b>	Local Improvements Fee:
Legal Desc: <b>PARKLT 5 W/S HILL ST PL 111 COLLINGWOOD; THE BLUE MOUNTAINS</b>	Survey: <b>Available/</b>
Zoning: <b>R1</b>	Hold Over Days:
Assess Val/Year: <b>\$473,000/2021</b>	Occupant Type: <b>Owner</b>
PIN: <b>371390060</b>	
ROLL: <b>424200001201602</b>	

Possession/Date: **Other/**

Deposit:

Brokerage Information

List Date: **01/12/2021**

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

Source Board: **Southern Georgian Bay**

**Prepared By: STEVE SIMON, Salesperson**

**Date Prepared: 01/18/2021**

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\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Bathroom	Main			4-Piece
Bathroom	Main			3-Piece
Bedroom	Main	12.07 x 11.11	3.66 m x 3.35 m	
Dining Room	Main	11.1 x 20.1	3.35 m x 6.10 m	
Kitchen	Main	12.07 x 6.11	3.66 m x 1.83 m	
Living Room	Main	15 x 21.03	4.57 m x 6.40 m	
Bedroom Primary	Main	15.08 x 18.03	4.57 m x 5.49 m	
Bathroom	Lower			3-Piece
Bedroom	Lower	11.11 x 9.1	3.35 m x 2.74 m	
Bedroom	Lower	11.11 x 9.1	3.35 m x 2.74 m	
Recreation Room	Lower	25.1 x 15.07	7.62 m x 4.57 m	

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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:  
 Information Statement:

Date:

Level:

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