

Property Features of 134 Timber Lane, Thornbury

Exterior

- New home built in 2020
- 5 bay garage with heated floors
- Huge driveway
- Attractive stonework and wood siding
- Large backyard with trees lining the back of the property
- Garage doors are oversized in height by one extra panel to allow a boat or large vehicle to be parked
- Landscaper plans for deck and landscaping (this work has been drafted and scheduled for late summer) Changes can be made to the plans.

Interior

- 4 bedrooms
- 4.5 bathrooms
- Open plan main level
- Large kitchen
- Main level primary bedroom
- Main level laundry
- Laundry/Mudroom with built ins and access to garage
- Stunning finishes throughout
- Spectacular light fixtures
- Cooling: Central Air
- Heating: Fireplace-Gas, Forced Air, Gas, heated floor in garage
- Large windows throughout
- Humidifier and upgraded thermostat

Great Room

- Vaulted ceilings
- Gas fireplace with floor to ceiling built ins and tile surround
- Double sliding doors looking out to the backyard

Kitchen/Dining

- Caesarstone quartz counters
- Large island with quartz waterfall
- High end appliances
- Fisher & Paykel gas stove, dishwasher and refrigerator
- Built in microwave

Primary Bedroom Suite

- Coffered ceiling
- Panel feature wall
- Dressing room with vaulted ceiling and his/her built in closets

Primary ensuite

- 5pc bathroom
- Quartz counters
- Deep soaker tub
- Marble look tile floors and glass shower

Second level

- Loft area/reading nook with gas fireplace
- 3 good sized guest bedrooms, 1 with ensuite bath
- Shared 5pc jack and jil bathroom
- Quartz counters in bathrooms



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Lower level

- Double sided tile surround gas fireplace
- Stunning wine room
- Open plan living/kitchen area with walk out
- Kitchen with dishwasher, beverage fridge and sink
- Huge windows
- Light filled office/dining space
- 4pc bathroom
- Studio with modern glass door.

Area

- Minutes from Thornburys award winning dining, boutiques, harbour and coffee shops.
- A short drive to Blue Mountain, Collingwood and private ski/golf clubs

Inclusions

- Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Bar fridge in lower level

Utilities

- Reliance Home Comfort \$47/mo + biannual \$329.95 rental
- Water/Sewer: \$132.02/every 2 months about
- Taxes to be assessed

Upgrades

- Napoleon fireplaces (3)
- Tile - basement fireplace, loft fireplace
- Window blinds
- In ground sprinklers
- All light fixtures
- Feature wall in Primary Bedroom
- Taps and faucet upgrades
- Painted garage
- Alarm system including doorbell (visual) app



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UPGRADES FROM THE BASE PURCHASE PRICE (PREMIUM LOT)

Plumbing

- Rain Shower master bath
- Water line for fridge

Electrical

- External pot lights in soffit and roof peak
- LED mirror in master
- Extra lighting in garage
- Pot lights throughout house
- Island lights kitchen and bar area
- Wine room lighting
- Conduits for all TVs

Vanities

- Floating vanity in all bathrooms
- Upgrade to banks of drawers in all vanities

Garage

- Add 1 Tandem Garage and install in-floor heating
- Upgrade 3 garage doors to nine feet high (allows large truck or boat to enter)

Exterior

- Install a man door to the garage
- Install exterior glass railings
- Add one 7 foot door from kitchen to deck

Interior

- Install open riser staircase and closed to basement
- Wall unit in family room
- Install glass interior railings
- Install glass shower enclosure in master
- Install 3 pocket doors in basement
- Install wine room
- Install freestanding tub in master
- Upgraded trim throughout
- Upgraded kitchen as per model home
- Install basement bar as per model home
- Install additional 3 shelves in basement bar
- Install coffered ceiling in loft area
- Finished basement
- Upgraded sliding doors on main and basement level
- Glass door to gym
- Tile on main floor fireplace
- Upgraded levers and handles on all cabinets and doors
- Upgrade hardwood
- Upgrade carpet
- Upgrade tile throughout
- Mudroom cabinetry
- Master walk-in closet built-ins
- Upgrade kitchen counter incl island
- Extend island by 2 feet
- Panels for appliances
- Garbage/recycling pullout
- Upgrade to bank of pot drawers
- Upgrade counters in all bathrooms



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