

# 168 MARSH Street, Town Of Blue Mountains, Ontario N0H 2P0

Client Full  
**Active / Residential**

**168 MARSH St Town Of Blue Mountains**

MLS® #: 40133955  
Price: **\$3,600,000**



## Grey/Blue Mountains/Blue Mountains 2 Storey/House

	Beds	Baths	Kitch
Main	1	2	1
Second	4	3	1

Beds: **5 ( 5 + 0 )**  
Baths: **5 ( 4 + 1 )**  
SF Total: **7,298/Plans**  
SF Range: **4001 to 5000**  
Abv Grade Fin SF: **4,919.00/Plans**  
Blw Grade SF: **2,379.00/Plans**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$8,153/2020**

Remarks/Directions

**Public Rmks:** Riverun is a meticulously restored Victorian Manor est. 1862, located in the Town of Blue Mountains. This historic home has been lovingly updated with a large, modern addition (2013) while keeping its original charm intact. No expense was spared, from the high-tech rainwater harvesting system to the custom chef's kitchen and heated, oversized garage. The large, bespoke French windows are in keeping with the period of the home, yet completely thermally efficient. The kitchen boasts an oversized island, high end appliances, a cold pantry and a built in wine rack. The open concept family room features a beautiful Rumford wood burning fireplace and floor to ceiling windows w/ stunning views of the garden, waterfall & koi pond. Past the family room, is a spacious primary suite with views of the back garden. The main floor also contains a large formal dining room, an office and living room. Also featured in the home is an additional primary bed w/ ensuite. Enjoy sunset drinks, from a covered balcony overlooking the gardens. The second floor is complete with 2 guest beds and full bath. This magnificent residence backs onto the Beaver River conservation area and has a superb mature forest. The home's backyard offers privacy with beautiful landscaping, low maintenance perennial gardens as well as several seating areas. The basement has exposed original stone, atmospheric wine cellar and storage space. Large flexible area above the garage featuring corrugated metal vaulted ceilings, studio, bedroom, kitchen, full bath with access from the side entrance. From the hand-rolled, standing seam steel roof to the custom gutters & many architectural period aspects that have been accentuated, this prestigious home leaves no detail behind. The vintage lighting has been chosen with care from all over the world, the floors in the office and leading downstairs were made from the home's original siding showcasing yet another one-of-a-kind feature to enjoy. Covid protocols in place.

**Directions:** HWY 26, turn onto Bruce St S, continue onto Marsh St, property on your right.  
Common Elements

Exterior

**Exterior Feat:** Balcony, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio(s), Privacy, Private Pond, Year Round Living Board & Batten, Stone

**Construct. Material:** Shingles Replaced: //Owner  
**Year/Desc/Source:** Year Round Road  
**Property Access:** Shed  
**Other Structures:** Attached Garage, Private Drive Double Wide, 6  
**Garage & Parking:** Driveway Spaces: 4.0  
**Parking Spaces:** Parking Assigned:  
**Parking Level/Unit:** Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone  
**Services:** Heated Water Line, Iron/Mineral Filter, Water Purification, Water System

**Water Source:** Cistern, Drilled Well, Well, Other  
**Water Tmnt:**

**Lot Size Area/Units:** /  
**Lot Front (Ft):** 207.00  
**Location:** Urban  
**Area Influences:** Arts Centre, Beach, Dog Park, Downtown, Golf, Greenbelt/Conservation, Lake/Pond, Landscaped, Library, Marina, Park, Place of Worship, Playground Nearby, Quiet Area, Schools, Shopping Nearby, Skiing, Trails, Other Forest, Garden, Park/Greenbelt, Pond, River, Trees/Woods  
**Wooded/Treed**

**Roof:** Metal  
**Prop Attached:** Detached  
**Apx Age:** 100+ Years  
**Rd Acc Fee:**  
**Winterized:**

**Garage Spaces:** 2.0  
**Sewer:** Septic

**Acres Range:** 0.50-1.99  
**Lot Depth (Ft):** 219.00  
**Acres Rent:**  
**Lot Shape:** Irregular  
**Land Lse Fee:**

**Retire Com:**  
**Fronting On:** East  
**Exposure:** East

Interior

**Interior Feat:** Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, In-law Capability, Ventilation System, Water

Security Feat: **Heater Owned, Other**  
 Basement: **Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)**  
 Basement Feat: **Partial Basement** Basement Fin: **Partially Finished**  
 Laundry Feat: **Exposed Rock**  
 Cooling: **Laundry Room, Main Level**  
 Heating: **Central Air, Energy Efficient**  
 Fireplace: **Forced Air, Gas, In-Floor**  
 Under Contract: **None** FP Stove Op:  
 Inclusions: **Dishwasher, Dryer, Gas Oven/Range, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window**  
 Add Inclusions: **Coverings, Wine Cooler** Contract Cost/Mo:  
 Exclusions: **Refrigerator in Guest Suite, Dishwasher in Guest Suite. Large white historic display cabinet in family room.**  
**Exterior speakers. Fire Screen and Grate in family room. all outdoor furniture included**  
**Interior light mounted above window in peak, facing driveway, in office/guest suite Light Fixture in dining**  
**room. Indian coffee cabinet in kitchen. Freezer in Basement.**  
 Electric Age: **2012** Plumbing Age:  
 Furnace Age: **2012** Tank Age: **Furnished:**  
**UFFI:**

#### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 50 PL 562 COLLINGWOOD PT 1, 2 & 3, 16R8112 SUBJECT TO AN EASEMENT AS IN R467305 TOWN OF**  
**THE BLUE MOUNTAINS**  
 Zoning: **R1** Survey: **None/**  
 Assess Val/Year: **\$882,000/2021** Hold Over Days:  
 PIN: **371390112** Occupant Type: **Owner**  
 ROLL: **424200001206200**  
 Possession/Date: **Other/** Deposit: **TBD**  
 Brokerage Information

List Date: **06/24/2021**  
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**  
 Source Board: **Southern Georgian Bay**

**Date Prepared: 07/25/2021**

**Prepared By: STEVE SIMON, Salesperson**

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

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			2-Piece
Bathroom Primary	Main			4-Piece, Ensuite
Dining Room	Main	14' 3" X 14' 0"	4.34 X 4.27	
Family Room	Main	24' 9" X 14' 0"	7.54 X 4.27	
Kitchen	Main	20' 5" X 14' 7"	6.22 X 4.44	
Laundry	Main	8' 0" X 8' 10"	2.44 X 2.69	
Library	Main	13' 10" X 14' 0"	4.22 X 4.27	
Living Room	Main	19' 10" X 20' 10"	6.05 X 6.35	
Mud Room	Main	6' 2" X 12' 4"	1.88 X 3.76	
Bedroom Primary	Main	16' 10" X 18' 9"	5.13 X 5.72	
Bathroom	Second			3-Piece, Ensuite
Bathroom	Second			5+ Piece
Bedroom	Second	14' 8" X 14' 1"	4.47 X 4.29	
Bedroom	Second	14' 8" X 14' 0"	4.47 X 4.27	
Bedroom Primary	Second	18' 4" X 18' 5"	5.59 X 5.61	
Bathroom	Second			3-Piece
Desc: Guest Suite above Garage				
Family Room	Second	15' 9" X 23' 0"	4.80 X 7.01	
Desc: Guest Suite above Garage				
Bedroom	Second	12' 6" X 12' 4"	3.81 X 3.76	
Desc: Guest Suite above Garage				
Kitchen	Second	12' 6" X 15' 1"	3.81 X 4.60	
Desc: Guest Suite above Garage				
Wine Cellar	Basement	14' 10" X 17' 11"	4.52 X 5.46	
Storage	Basement	17' 7" X 23' 2"	5.36 X 7.06	
Storage	Basement	24' 1" X 35' 5"	7.34 X 10.79	
Storage	Basement	13' 8" X 27' 0"	4.17 X 8.23	

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

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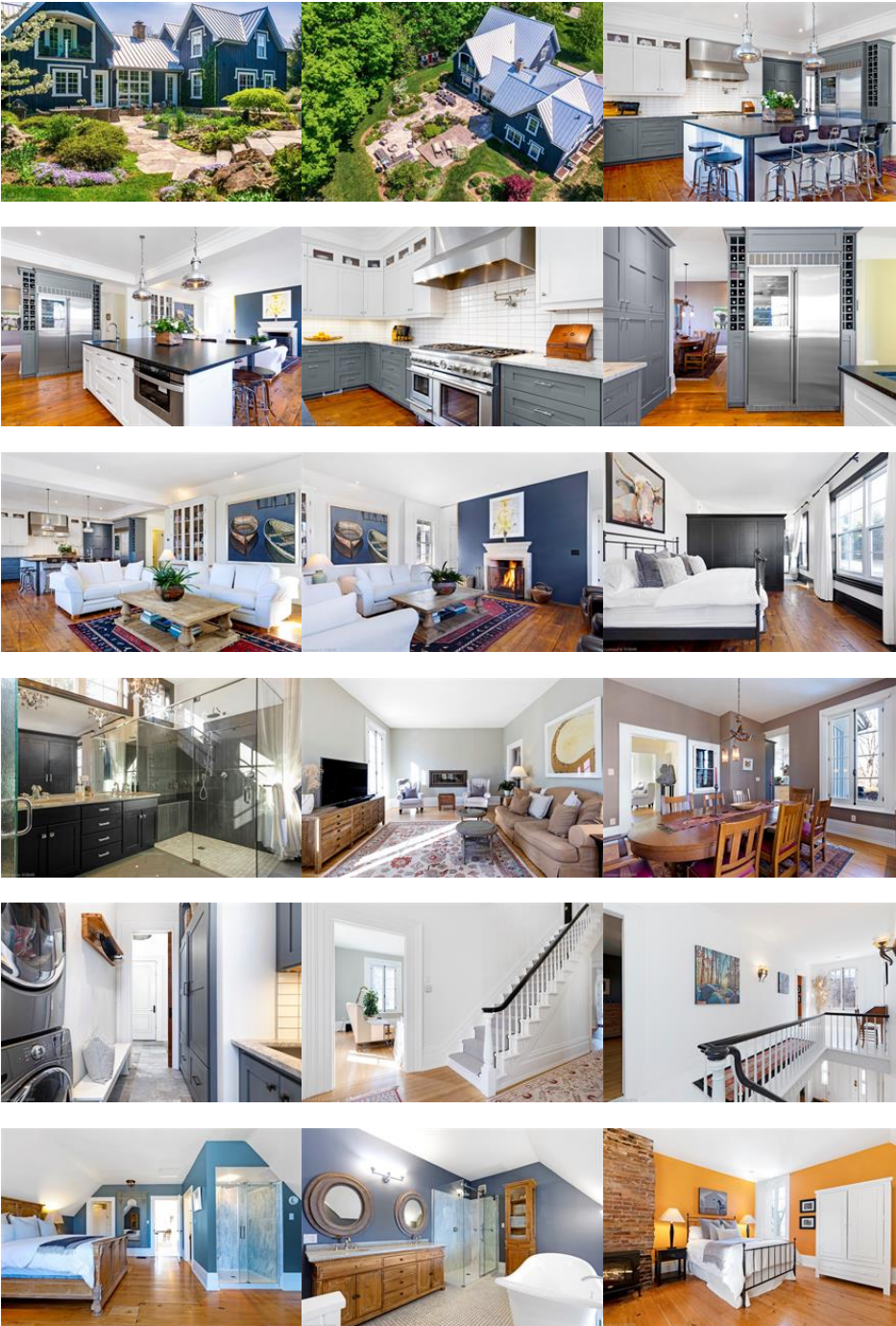
Green Energy Efficient:  
Green Energy Generation:  
Green Indoor Air Quality:  
Green Sustainability:  
Green Water Conservation:  
Energy Certification:  
Information Statement:

Date:

Level:

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