

# 25 BEAVER Street S Unit #103, Thornbury, Ontario N0H 2P0

Client Full  
**Active / Residential**

**25 BEAVER St S #103 Thornbury**  
*Pending Board Approval*

MLS® #: 40108588  
 Price: **\$480,000**



**Grey/Blue Mountains/Blue Mountains**  
**1 Storey/Apt/Apartment/Condo Unit**

	Beds	Baths	Kitch
Main	1	1	1

Beds: **1 ( 1 + 0 )**  
 Baths: **1 ( 1 + 0 )**  
 SF Total: **960/Plans**  
 SF Range: **501 to 1000**  
 Abv Grade Fin SF: **960.00/Plans**  
 Common Interest: **Condominium**  
 Tax Amt/Yr: **\$1,908/2020**  
 Condo Fee/Freq: **442.00/Monthly**  
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **Sought after, ground floor unit walking distance to downtown Thornbury's restaurants, boutiques, coffee shops and the beautiful Georgian Bay. This unit features high grade laminate flooring and a bright open concept kitchen, dining and living space with double french doors leading out to your own private patio/balcony. You'll also find a good size bedroom with 4pc ensuite bathroom, laundry room and spacious tiled entry. Amenities include Clubhouse access with rec room and BBQ, outdoor Pool and a Tennis court. There's also reserved underground parking, a locker for additional storage and an elevator for ease of access. This is the ideal first home or weekend getaway in the heart of the Blue Mountains, just a short drive to private ski and golf clubs, Blue Mountain Village and everything in between. Covid 19 protocols in place.**

Directions: **Highway 26 to Victoria St, onto Beaver St South**

Common Elements

Common Element Additional Fee: **0.00**

Common Element/Condo Amenities: **Club House, Pool, Tennis Court**

Condo Fees: **\$442.00/Monthly**

Condo Fees Incl: **Ground Maintenance/Landscaping**

Locker: **Exclusive/0**

Pets Allowed: **Yes**

Prop Mgmt Co: **Pro Guard**

Building Name: **Far hills**

Condo Corp #: **83**

Condo Corp Yr End:

Exterior

Exterior Feat: **Balcony, Landscaped, Tennis Court**

Construct. Material: **Stone, Wood**

Shingles Replaced: Foundation:

Year/Desc/Source: **2013//Other**

Pool Features: **Community, Outdoor**

Garage & Parking: **Underground Parking, Outside/Surface/Open,**

Parking Spaces: Driveway Spaces: **1.0**

Parking Level/Unit: Parking Assigned: **1**

Services: **Cable, Cell Service, Electricity, Street Lights, Telephone**

Water Source: **Municipal** Water Tmnt:

Location: **Urban** Lot Irregularities:

Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Park, Place of Worship, Playground Nearby, Public Parking, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**

Restrictions: **Subdiv. Covenant, Other**

Roof: **Asphalt Shingle**

Prop Attached: **Attached**

Apx Age: **6-15 Years**

Garage Spaces:

Sewer: **Sewer (Municipal)**

Land Lse Fee:

Exposure: **South**

Interior

Interior Feat: **Other**

Laundry Feat: **Inside, Laundry Room**

Cooling: **Central Air**

Heating: **Electric Forced Air, Forced Air**

Under Contract: **Hot Water Heater**

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**

Add Inclusions: **Light fixtures**

Contract Cost/Mo:

Property Information

Common Elem Fee: **Yes**

Local Improvements Fee:

Legal Desc: **UNIT 15, LEVEL 1, GREY STANDARD CONDOMINIUM PLAN NO. 83 AND ITS APPURTENANT INTEREST SUBJECT**

Zoning: **TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN GY74175 TOWN OF THE BLUE MOUNTAINS**  
**R1**  
 Assess Val/Year: **\$230,000/2021**  
 PIN: **378830031**  
 ROLL: **424200001815170**  
 Possession/Date: **Flexible/**

Survey: /  
 Hold Over Days:  
 Occupant Type: **Owner**

Deposit:

Brokerage Information

List Date: **05/05/2021**  
 List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#)  
 Source Board: **Southern Georgian Bay**

**Prepared By: Giovanni Boni, Salesperson**

**Date Prepared: 05/05/2021**

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

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	10' 5" X 10' 5"	3.17 X 3.17	
Living Room	Main	17' 0" X 24' 1"	5.18 X 7.34	
Bedroom Primary	Main	9' 6" X 15' 10"	2.90 X 4.83	
Bathroom Primary	Main			4-Piece, Ensuite

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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:

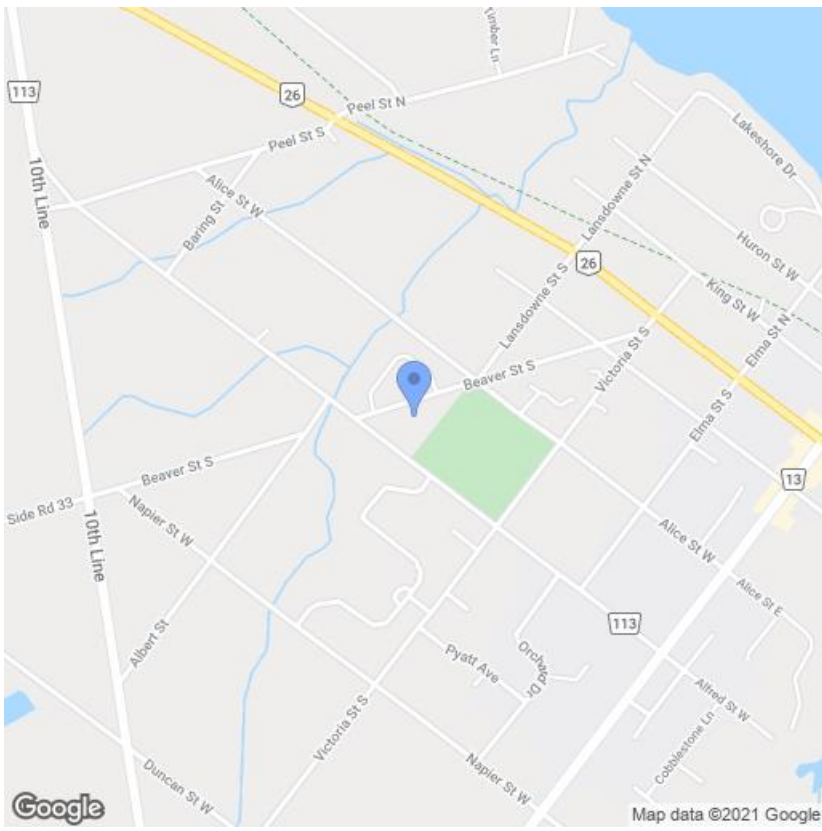
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