

# 338 SUNSET Boulevard, Thornbury, Ontario N0H 2P0

Client Full  
**Active / Residential**

**338 SUNSET Bv Thornbury**

MLS® #: 40089799  
 Price: **\$2,600,000**



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

	Beds	Baths	Kitch
Lower	2	1	
Main	2	3	2

Beds: **4 ( 2 + 2 )**  
 Baths: **4 ( 3 + 1 )**  
 SF Total: **5,081/Plans**  
 SF Range: **2001 to 3000**  
 Abv Grade Fin SF: **2,826.00/Plans**  
 Blw Grade SF: **2,255.00/Plans**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$6,781/2020**  
 Condo Fee/Freq: **/Monthly**  
 Addl Monthly Fees: **\$116.00**

### Remarks/Directions

**Public Rmks:** Spectacular home located on the most exclusive street in The Blue Mountains across from Georgian bay in the prestigious enclave of Lora Bay. Featuring a desirable backyard oasis w/in-ground pool, hot tub, expansive cabana, automated music system throughout the home & exterior, an entertainer's dream! This exquisite home built in 2017 has many appealing features including reclaimed barn wood beams, gorgeous light fixtures, attractive wood floors and much more. The main floor boasts a spacious primary suite, study/guest bedroom with Murphy bed, laundry with access to the oversized 2 car garage and an open concept great room, kitchen and dining. The great room has vaulted ceilings and views of the backyard, the kitchen/dining space boasts a reclaimed barn bar top and island, built in appliances, coffee nook and quartz counters. Sliding doors lead out to the covered back deck, where you'll find an entertainers paradise with a beautiful inground pool! The large primary suite offers access to a private patio space, 5pc spa like ensuite and walk-in closet with custom built ins. The expansive lower level offers tons of space for guests with 2 beds and lots of storage space, easy to repurpose to add two more beds if needed. With heated floors, high ceilings, lined acoustics insulation and surround sound, this is the ideal area to entertain. You'll also find a 4pc bath, family room, rec room, office/flex space, bar and a separate entrance from the garage. Outside features landscaped gardens, pool, large cabana, in ground sprinklers, privacy fences & hot tub. The huge cabana boasts stamped concrete floors, wood burning fireplace, kitchenette, glass doors that provide a 16' opening to the pool area and 2pc bath. The heated garage is oversized w/extra high ceilings and has access down to the lower level. Mins from Downtown Thornbury, 1 min walk to the Beach & short drive to the area's private ski/golf clubs! Covid 19 protocols in place.

**Directions:** HWY 26, turn onto Lora Bay Drive, follow road straight ahead on Sunset Blvd to number 338  
 Common Elements

Assoc Amenities: **BBQs Permitted, Club House, Exercise Room, Games Room, Party Room, Pool, Visitor Parking**  
 Assoc Fees: **/Monthly**  
 Assoc Fee Incl:  
 Assoc Fee Rmrks:  
 Condo Fees Incl: **Common Elements**  
 Prop Mgmt Co: **E & H property management**  
 Building Name: **Lora Bay**

Pets Allowed: **Yes**  
 Locker: **None**  
 Condo Corp #: **63**  
 Condo Corp Yr End:

### Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped, Lawn Sprinkler System, Lighting, Other, Patio(s), Porch, Privacy**  
 Construct. Material: **Stone, Wood**  
 Shingles Replaced:  
 Year/Desc/Source: **2017/Completed / New/Owner**  
 Other Structures: **Fence - Partial, Gazebo, Other**  
 Pool Features: **Inground, Outdoor**  
 Garage & Parking: **Attached Garage, Private Drive Double Wide,**  
 Parking Spaces: **6**  
 Parking Level/Unit:  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone**

Foundation: **Poured Concrete**  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **0-5 Years**  
 Winterized:  
 Driveway Spaces: **4.0**  
 Garage Spaces: **2.0**  
 Parking Assigned:  
 Sewer: **Sewer (Municipal)**

Water Source: **Municipal**  
 Water Tmnt:  
 Lot Size Area/Units: **/**  
 Acres Range: **< 0.5**  
 Lot Front (Ft): **80.00**  
 Lot Depth (Ft): **250.00**  
 Location: **Urban**  
 Lot Irregularities:  
 Area Influences: **Arts Centre, Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**

View: **Golf Course, Pool**  
 Topography: **Flat, Level**  
 Restrictions: **Subdiv. Covenant**

Retire Com:  
 Fronting On:  
 Exposure:

### Interior

Interior Feat: **Built-In Appliances, In-law Capability, Water Heater, Other**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Basement Feat: **Separate Entrance, Walk-Up**  
 Laundry Feat: **Main Level**  
 Cooling: **Central Air**  
 Heating: **Forced Air, Gas**  
 Fireplace: **/Living Room, Natural Gas, Wood, Other** FP Stove Op:  
 Under Contract: **None** Contract Cost/Mo:  
 Inclusions: **Dishwasher, Dryer, Hot Tub, Microwave, Refrigerator, Stove, Washer, Window Coverings**  
 Add Inclusions: **22kw whole home generator**  
 Exclusions: **Car hoist in garage. Wind direction fish on Cabana. Weather vane. Pool table. Artwork. Foyer mirror. Bell satellite receivers.**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:  
 Legal Desc: **LOT 7, PLAN 16M18, THE BLUE MOUNTAINS. T/W EASEMENT OVER THE COMMON ELEMENTS IN GREY COMMON ELEMENTS CONDOMINIUM PLAN NO. 63 AS IN LT234; T/W EASEMENT OVER PT LTS 36 & 37 CON 11 & PT KENWOOD RD PL 442 AS IN R512173 & R514047; T/W EASEMENT cont in docs**  
 Zoning: **R1** Survey: **Available/**  
 Assess Val/Year: **\$776,000/2021** Hold Over Days:  
 PIN: **371300190** Occupant Type: **Owner**  
 ROLL: **424200001512108**  
 Possession/Date: **Flexible/** Deposit:

Brokerage Information

List Date: **04/01/2021**  
 List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#)   
 Source Board: **Southern Georgian Bay**

Prepared By: **STEVE SIMON, Salesperson**

Date Prepared: **04/23/2021**

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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			3-Piece
Bathroom Primary	Main			5+ Piece
Bedroom	Main	14' 7" X 11' 4"	4.44 X 3.45	
Dining Room	Main	15' 2" X 14' 11"	4.62 X 4.55	
Kitchen	Main	17' 2" X 15' 2"	5.23 X 4.62	
Living Room	Main	20' 0" X 26' 4"	6.10 X 8.03	
Bedroom Primary	Main	14' 8" X 13' 9"	4.47 X 4.19	
Bathroom	Lower			4-Piece
Other	Lower	10' 4" X 7' 10"	3.15 X 2.39	
Desc: Bar				
Bedroom	Lower	12' 4" X 10' 3"	3.76 X 3.12	
Bedroom	Lower	14' 6" X 9' 10"	4.42 X 3.00	
Den	Lower	14' 10" X 10' 10"	4.52 X 3.30	
Family Room	Lower	18' 9" X 24' 1"	5.72 X 7.34	
Recreation Room	Lower	19' 2" X 32' 1"	5.84 X 9.78	
Bathroom	Main			2-Piece
Desc: CABANA BATHROOM				
Other	Main	12' 9" X 22' 9"	3.89 X 6.93	
Desc: CABANA LIVING SPACE				
Kitchen	Main	6' 8" X 14' 8"	2.03 X 4.47	
Desc: CABANA KITCHENETTE				

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

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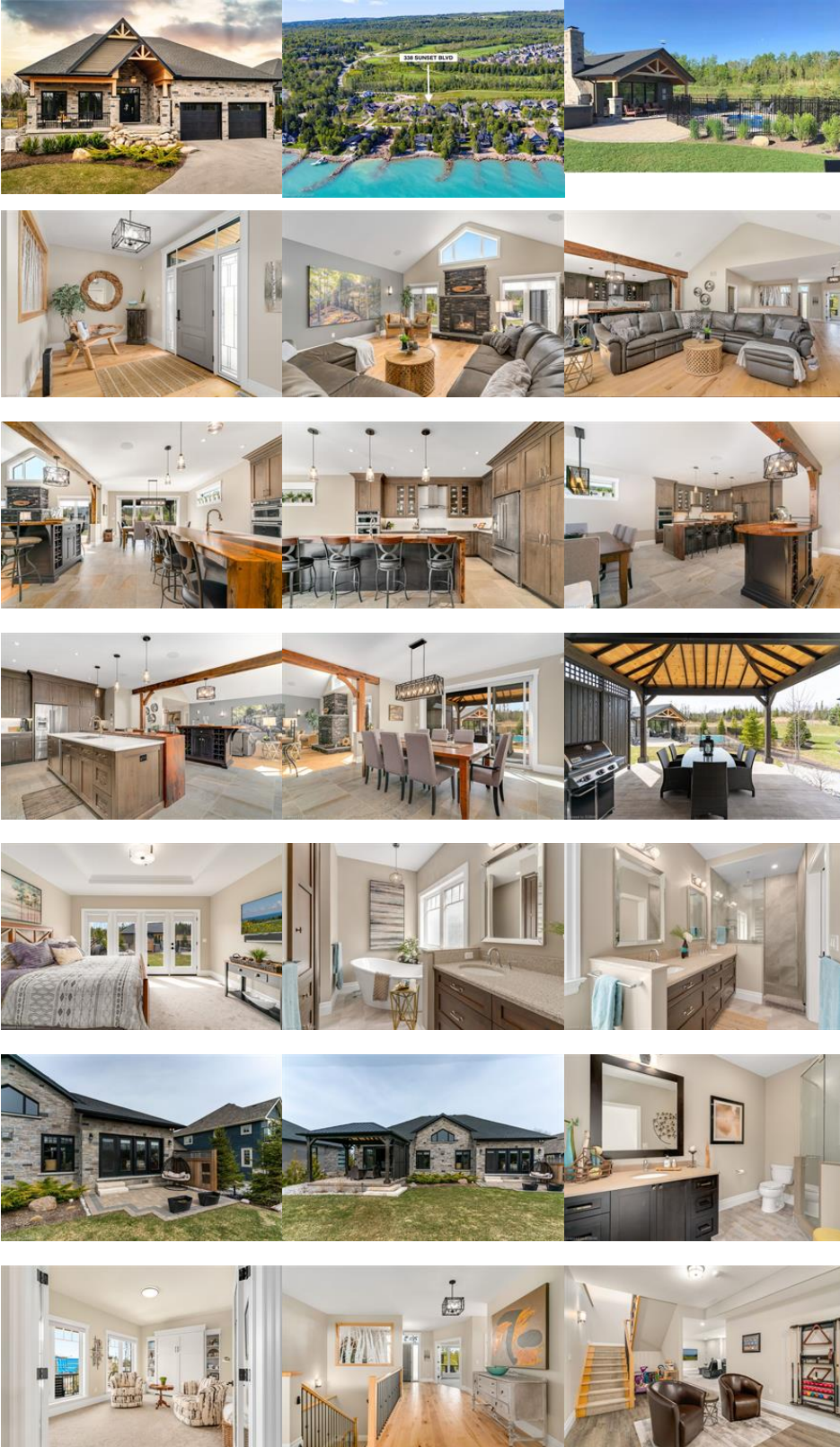
Green Energy Efficient:  
 Green Energy Generation:  
 Green Indoor Air Quality:

Green Sustainability:  
Green Water Conservation:  
Energy Certification:  
Information Statement:

Date:

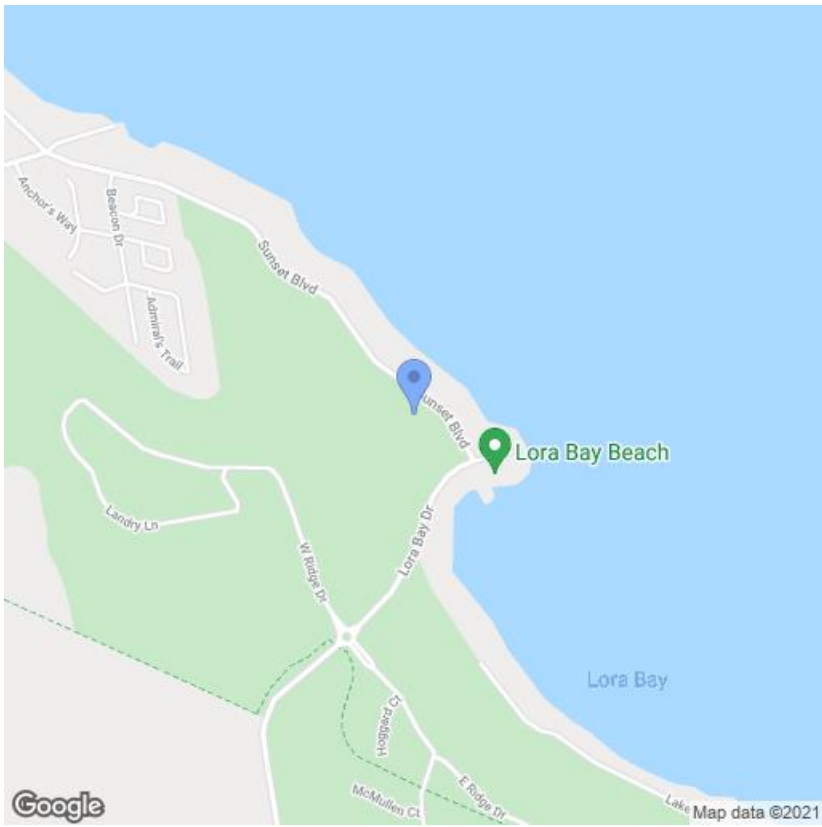
Level:

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