

Property Features of 107 Timber Lane, Thornbury

Exterior

- New home built in 2020
- 3 car heated & insulated garage
- Huge driveway
- Extensive landscaping
- Stone patio
- Cedar deck
- Front covered porch living space

Interior

- 5 bedrooms
- 4 bathrooms
- Custom woodwork in foyer
- Great room
- Kitchen/dining space
- Laundry room
- Main floor primary suite
- Office/guest bedroom
- Finished lower level
- Smart home security system and thermostat

Great Room

- Vaulted ceilings
- Gas fireplace with custom plaster finish
- Double sliding doors leading out to the deck
- Open concept

Kitchen/Dining

- Oversized island with quartz countertops and waterfall
- High quality appliances
- Pull out metal shelving in pantry
- Pull out garbage and recycling
- 36" gas stove with custom handmade hood vent
- Plenty of cupboard space

Primary Bedroom Suite

- Custom barn board feature wall
- Walk in closet with custom built in shelving

Primary ensuite

- 5pc spa like ensuite
- Stone countertop and custom tile backsplash
- Double sinks
- Freestanding tub and separate shower with glass door
- Upgraded faucets & toilet

Guest main floor bathroom

- Custom vanity top with vessel sink
- Upgraded faucet, light & toilet
- Glass shower door



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

Second level

- 2 good sized guest bedrooms
- 5pc bathroom with custom tile

Lower level

- Custom lighting scheme
- Large windows
- Sound reduction insulation in ceiling in great room and exercise room
- FULL custom kitchen with quartz countertop and appliances including bar fridge, built in microwave
- Large rec room with fireplace and pool table
- Exercise/flex space with barn doors
- Bedroom
- 3 pc bathroom

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

- Built-in Microwave, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings, Wine Cooler
- Lower level kitchen appliances: bar fridge, electric stove, refrigerator, dishwasher, microwave.
- Heater in garage
- Pool table

Utilities (approx)

- Rental water heater Reliance \$47.45 monthly
- Hydro One \$100 monthly
- Union Gas \$138 monthly

Other property info

- Hot water heater rented
- Poured concrete foundation
- Forced air gas heat and air conditioning
- Municipal water and sewers
- Taxes 2020- \$1896
- Central vac rough in



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

UPDATES

Garage

- 3 car garage
- 240 volt power supply
- Heated
- Insulated
- Epoxy floor finish

Exterior

- Lighting
- Interlock stone driveway
- Landscaped with stone patio, cedar deck and extensive stone landscaping, fire pit area,
- cedar privacy fence on 2 sides, 9x12 garden shed with power, 24 mature coniferous trees, upgraded frost free water hydrants x5, in ground sprinkler system

Interior

- Professionally decorated throughout
- Hardwood throughout main floor
- All door handle hardware upgraded
- Upgraded light fixtures
- Rough in central vacuum
- Smart home security system with cameras, motion sensors and thermostat
- Upgraded internet and cable connections
- Repainted with premium paint
- Foyer custom woodwork
- Custom kitchen
- Great room fireplace
- Laundry custom cabinets, sink and clothing rack
- Primary bedroom custom wood accent wall, walk in closet with custom shelving
- Primary ensuite bathroom
- Guest main floor bathroom
- Second floor bathroom
- Basement: fully finished



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.