

107 TIMBER Lane, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

[107 TIMBER Ln Thornbury](#)

MLS® #: 40110190
Price: \$2,147,000



Grey/Blue Mountains/Blue Mountains Bungalow/House

	Beds	Baths	Kitch
Lower	1	1	1
Main	2	2	1
Second	2	1	

Beds: 5 (4 + 1)
Baths: 4 (4 + 0)
SF Total: 4,032/Plans
SF Range: 2001 to 3000
Abv Grade Fin SF: 2,430.00/Plans
Blw Grade SF: 1,602.00/Plans
Common Interest: Freehold/None
Tax Amt/Yr: \$1,896/2020

Remarks/Directions

Public Rmks: Professionally designed, new (2020) home, close to Georgian Bay & downtown Thornbury, numerous updates throughout, oversized 3 car heated garage, smart home security system & thermostat & extensive landscaping. Sod will be put down ASAP. The main floor features hardwood floors, a foyer with custom woodwork, a great room with vaulted ceilings, gas fireplace with custom surround plaster finish and double sliding doors leading out to the expansive backyard. The open plan kitchen/dining area boasts plenty of cupboard space, high quality appliances including 6 burner gas stove and handmade hood vent and a large island with waterfall quartz countertops. The primary suite offers a walk-in closet with built-ins, barn board accent wall and 5pc ensuite that has a freestanding tub, separate shower and double vanity w/stone counters complete with a stunning custom tile backsplash. You'll also find a guest room/study, 4pc shared bath and laundry room with access to the garage. Upstairs boasts 2 guest beds with lots of closet space and a semi-ensuite 5pc bath w/custom tile backsplash. The lower level is fully finished with tons of natural light from the oversized windows, sound reduction insulation in the ceiling and a full size kitchen with a full range of appliances including a bar fridge, stove and quartz counters. You'll also find a bedroom, flex space with sliding barn doors, rec room, pool table and 3pc bath (to be finished by current owner). Outside boasts extensive stone landscaping, fire pit, cedar deck, privacy fence on 2 sides, garden shed w/power, in ground sprinkler system and 24 mature coniferous trees! The covered front porch offers a great area to relax and the heated, insulated 3 car garage has a 240 volt power supply & epoxy floor finish. Minutes from Thornbury's many amenities including golf courses, restaurants, boutiques and the region's world-renowned ski hills and just a short drive to Blue Mountain and Collingwood! Virtual sod used in images.

Directions: Off Hwy 26 Turn onto Peel Street, Turn Left onto Timber Lane, Property is on the Left.
Common Elements

Exterior

Exterior Feat: **Lawn Sprinkler System**
Construct. Material: **Stone, Wood**
Shingles Replaced: Foundation: **Poured Concrete** Roof: **Shingles**
Year/Desc/Source: **2020/Completed / New/Owner** Prop Attached: **Detached**
Property Access: **Year Round Road** Apx Age: **0-5 Years**
Pool Features: **None** Rd Acc Fee:
Garage & Parking: **Attached Garage, Private Drive Double Wide, Interlock**
Parking Spaces: **7** Driveway Spaces: **4.0** Garage Spaces: **3.0**
Parking Level/Unit: Parking Assigned: Sewer: **Sewer (Municipal)**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone**
Water Source: **Municipal** Water Tmnt:
Lot Size Area/Units: / Acres Range: **0.50-1.99** Acres Rent:
Lot Front (Ft): **303.00** Lot Depth (Ft): **216.00** Lot Shape: **Pie**
Location: **Urban** Lot Irregularities: **303.17 ft x 175.33 ft x 216.35 ft** Land Lse Fee:
Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Landscaped, Library, Major Highway, Place of Worship, Public Parking, Schools, Shopping Nearby, Skiing, Trails, Other**
Topography: **Flat, Level, Wooded/Treed** Fronting On: **East**
Restrictions: **None** Exposure:

Interior

Interior Feat: **Bar Fridge, Built-In Appliances, Central Vacuum Roughed-in**
Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
Basement: **Full Basement** Basement Fin: **Fully Finished**
Laundry Feat: **Laundry Room, Main Level**
Cooling: **Central Air**
Heating: **Forced Air, Gas**

Fireplace: /Natural Gas
 Under Contract: Hot Water Heater
 Inclusions: Built-in Microwave, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings, Wine Cooler, None
 Add Inclusions: Lower level kitchen appliances: bar fridge, electric stove, refrigerator, dishwasher, microwave. Heater in garage, pool table

FP Stove Op:
 Contract Cost/Mo: 47.45

Property Information

Common Elem Fee: No
 Legal Desc: LOT 4, PLAN 16M53 SUBJECT TO AN EASEMENT AS IN GY121387 SUBJECT TO AN EASEMENT FOR ENTRY AS IN GY152693 SUBJECT TO AN EASEMENT FOR ENTRY AS IN GY186560 TOWN OF THE BLUE MOUNTAINS
 Zoning: Residential
 Assess Val/Year: \$212,000/2020
 PIN: 371310316
 ROLL: 424200001501004
 Possession/Date: Other/
 Local Improvements Fee:
 Survey: Available/
 Hold Over Days:
 Occupant Type: Owner
 Deposit:

Brokerage Information

List Date: 05/12/2021
 List Brokerage: Royal LePage Locations North (Thornbury), Brokerage
 Source Board: Southern Georgian Bay

Date Prepared: 05/14/2021

Prepared By: Giovanni Boni, 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			4-Piece
Bathroom	Main			5+ Piece, Ensuite
Dining Room	Main	12' 6" X 11' 6"	3.81 X 3.51	
Kitchen	Main	11' 11" X 19' 6"	3.63 X 5.94	
Great Room	Main	15' 6" X 16' 0"	4.72 X 4.88	
Bedroom	Main	12' 0" X 14' 2"	3.66 X 4.32	
Desc: Study/guest bed				
Bedroom Primary	Main	15' 6" X 14' 0"	4.72 X 4.27	
Bathroom	Second			5+ Piece, Ensuite
Bedroom	Second	10' 6" X 15' 3"	3.20 X 4.65	
Bedroom	Second	13' 11" X 19' 3"	4.24 X 5.87	
Bathroom	Lower			3-Piece
Bedroom	Lower	11' 11" X 14' 6"	3.63 X 4.42	
Exercise Room	Lower	14' 5" X 12' 6"	4.39 X 3.81	
Kitchen	Lower	9' 0" X 19' 3"	2.74 X 5.87	
Recreation Room	Lower	14' 5" X 27' 2"	4.39 X 8.28	

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

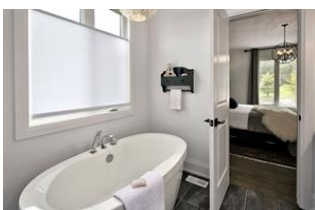
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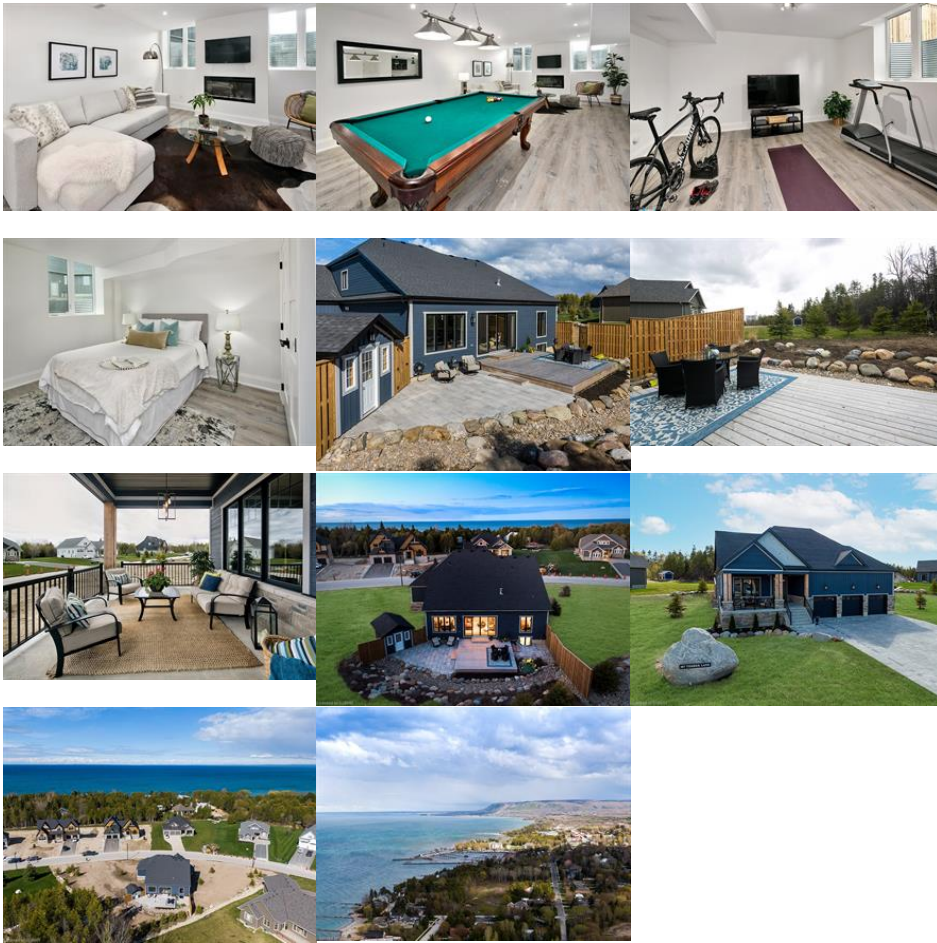
Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Information Statement:

Date:

Level:

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