

**Welcome to
41 Elma St S, Thornbury**

PROPERTY FEATURES

Exterior

- Originally built in 1936
- Surrounded by mature trees
- Good size deck
- x2 sheds painted to match the house
- Front steps with glass railings
- Large driveway
- Water source and sewer: Municipal

Interior

- 4 bedrooms
- 2.5 bathrooms
- Light filled living room
- Open plan kitchen/dining
- Main level laundry
- Lower level rec room
- Wood floors
- Mudroom
- 2641 sqft (above and below grade)

Kitchen/Dining

- Quartz countertops
- High end appliances including a bar fridge
- Island with butcher block counters
- Exposed brick feature wall
- Glass railing around the stairs
- Dining space
- Double doors leading out the back deck

Upper Primary ensuite

- 4pc bathroom
- Walk in shower
- Double vanity

LOWER LEVEL

- Glass railing
- Family room
- Heated floors
- Large utility room

Area

- Walking distance to Georgian Bay and Downtown Thornbury
- Minutes from dining, shops, harbour and trails
- A short drive to Collingwood and private ski/golf clubs

Other

- Air conditioning
- Forced air gas
- Rented water heater

Inclusions

- Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, bar fridge
- Bathroom fixtures, Light fixtures, Basement storage shelving



** 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.

Taxes and utilities

- Taxes - \$3250.00
- Hydro - \$720
- Gas - \$840

UPDATES

- 1150 sqft addition added 2014 included finished basement with in floor heat .
- Upgraded 200amp electrical panel with surge protection
- All windows and doors replaced between 2005 - 2014
- Roof shingles replaced 2005-2014
- Air conditioning and furnace replaced 2010



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