

41 ELMA Street S, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

41 ELMA St S Thornbury
Pending Board Approval

MLS® #: **40164795**
Price: **\$950,000**



Grey/Blue Mountains/Blue Mountains

2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	4	2	

Beds: **4 (4 + 0)**
Baths: **3 (2 + 1)**
SF Fin Total: **2,641/Plans**
SF Fin Range: **2001 to 3000**
AG Fin SF: **2,194.00/Plans**
BG Fin SF: **447.00/Plans**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,250/2021**

Remarks/Directions

Public Rmks: **Fantastic 4 bedroom home walking distance to Downtown Thornbury and stunning Georgian Bay. Featuring beautiful finishes, new addition in 2014, lower level with in-floor heat and a backyard surrounded by mature greenery for privacy. The light-filled main level features wood floors, spacious kitchen/dining area, large living room, mudroom, huge closet space, 2pc bath and a good size laundry room with built-in storage. The kitchen boasts quartz countertops, exposed brick feature wall, an island with butcher block countertop and access through double doors to the back deck. Head upstairs and you'll find an expansive primary suite with vaulted ceilings, walk-in closet, french doors looking out to the backyard and 4pc ensuite bath featuring walk-in shower and double vanity. The 3 guest bedrooms are all a good size and share an updated 4pc bathroom. The lower level offers a great space for a family room with heated floors and large windows. Outside boasts ample parking space, an oversized single car garage with back door, 2 sheds, deck area and plenty of mature trees surrounding the property. Walk or bike to downtown Thornbury and the award winning dining, coffee shops, harbour and boutiques or take the Georgian Trail to explore the area. A short drive to Blue Mountain Village and the area's private golf and ski clubs. Covid 19 protocols in place.**

Directions: **HWY 26, turn left onto Elma St S**

Common Elements

Exterior

Exterior Feat:	Deck(s)			Roof:	Asphalt Shingle
Construct. Material:	Wood			Prop Attached:	Detached
Shingles Replaced:	2014	Foundation:	Concrete, ICF	Apx Age:	51-99 Years
Year/Desc/Source:	1936//Owner				
Pool Features:	None				
Garage & Parking:	Attached Garage//Private Drive Double Wide				
Parking Spaces:	5	Driveway Spaces:	4.0	Garage Spaces:	1.0
Parking Level/Unit:		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:	< 0.5	Acres Rent:	
Lot Front (Ft):	61.00	Lot Depth (Ft):	100.00	Lot Shape:	
Location:	Urban	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Ample Parking, Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other				
Restrictions:				Exposure:	South

Interior

Interior Feat:	Other		
Basement:	Partial Basement	Basement Fin:	Partially Finished
Laundry Feat:	Laundry Room, Main Level		
Cooling:	Central Air		
Heating:	Forced Air, Gas		
Under Contract:	Hot Water Heater	Contract Cost/Mo:	
Inclusions:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Other		
Add Inclusions:	Bathroom fixtures Light fixtures Basement storage shelving		

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT PARKLT 6 NE/S ALICE ST PL THORNBURY AS IN R470539; THE BLUE MOUNTAINS	Survey:	None/
Zoning:	R1	Hold Over Days:	
Assess Val/Year:	\$367,000/2021	Occupant Type:	Owner
PIN:	371340150		
ROLL:	424200001701500		
Possession/Date:	60 - 89 Days/	Deposit:	250000

Brokerage Information

List Date: **09/18/2021**
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage** 
Source Board: **Southern Georgian Bay**

Prepared By: STEVE SIMON, Salesperson
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Date Prepared: 09/21/2021

***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>
Bathroom	Main			2-Piece
Living Room	Main	16' 2" X 26' 3"	4.93 X 8.00	
Kitchen	Main	23' 6" X 15' 7"	7.16 X 4.75	
Bathroom	Second			4-Piece
Bathroom	Second			4-Piece, Ensuite
Primary				
Bedroom	Second	9' 2" X 10' 4"	2.79 X 3.15	
Bedroom	Second	12' 5" X 11' 2"	3.78 X 3.40	
Bedroom	Second	9' 3" X 14' 2"	2.82 X 4.32	
Bedroom Primary	Second	16' 9" X 15' 9"	5.11 X 4.80	
Recreation Room	Lower	18' 7" X 13' 6"	5.66 X 4.11	
Utility Room	Lower	21' 3" X 25' 3"	6.48 X 7.70	

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

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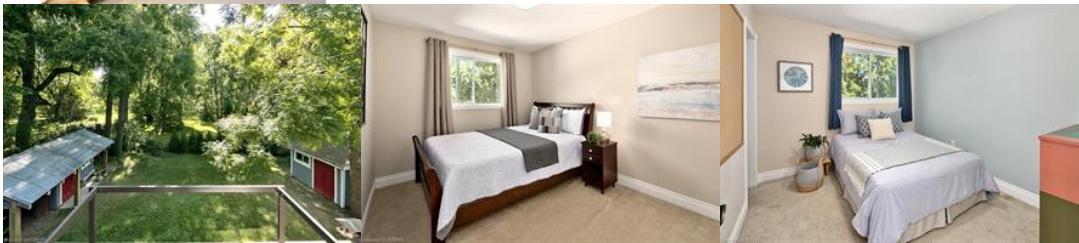
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Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Information Statement:

Date:

Level:

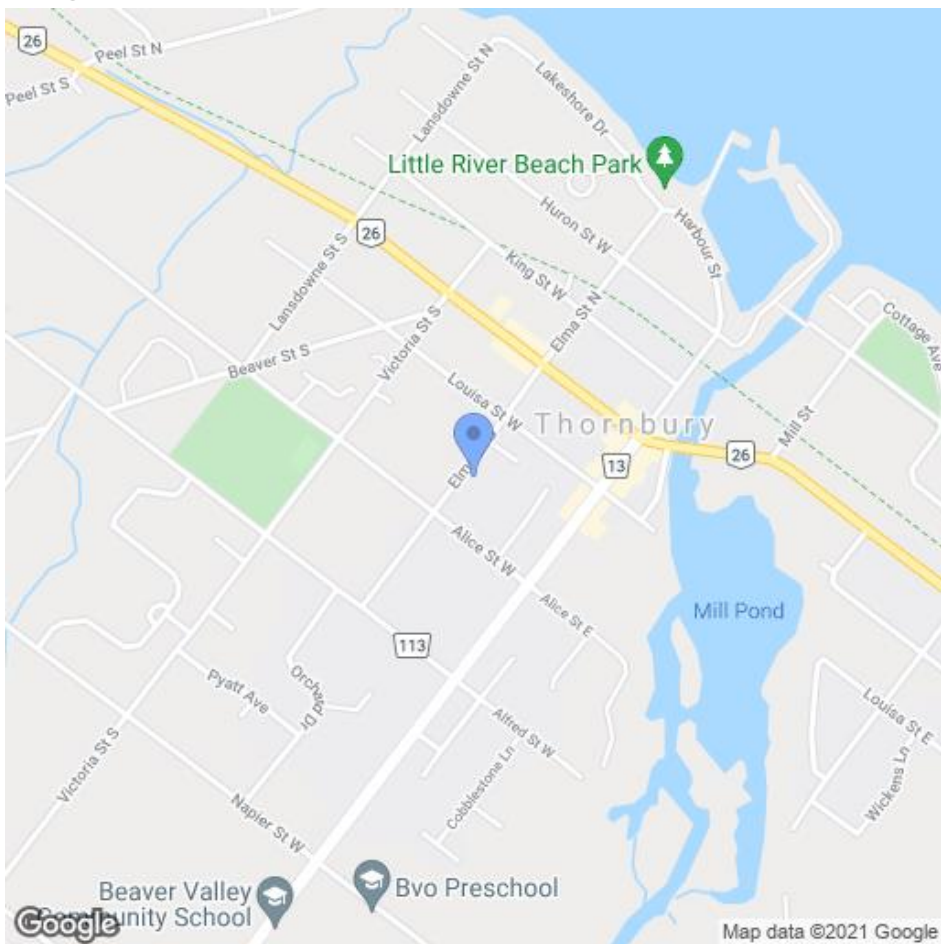
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