

157 BAY Street W, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

157 BAY St W Thornbury
Pending Board Approval

MLS® #: **40195918**
Price: **\$5,750,000**



Grey/Blue Mountains/Blue Mountains 2 Storey/House



Water Body: **Georgian Bay**

Type of Water: **Bay**

	Beds	Baths	Kitch
Lower	1	1	
Main	1	2	1
Second	3	2	

Beds: **5 (4 + 1)**
Baths: **5 (4 + 1)**
SF Fin Total: **6,056/Plans**
SF Fin Range: **3001 to 4000**
AG Fin SF: **3,838.00/Plans**
BG Fin SF: **2,218.00/Plans**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$16,663/2021**

Remarks/Directions

Public Rmks: **Waterfront retreat with 86ft of sandy beach, walking distance to Downtown Thornbury! Designed by Architect Brad Abbott & built by Patrick B. Coulter and Associates Inc (2016). Built with an exposed steel superstructure and tons of exquisite features inside and out including a heated mahogany bridge leading into the home above a sunken golf green and waterfall. Views of Georgian Bay can be enjoyed throughout the home with the extensive use of glass and open concept floor plan to maximize the breathtaking water views and natural light. Hydronic in-floor heat, automated blinds and wifi controlled interior and exterior lighting can be found on all levels. The chef's kitchen boasts ample space for entertaining, natural wood cabinets, white quartz countertops, dual islands, bay views and a separate bar space. The dining space features space for a large table and a view of the show stopping glass front garage, which can also be seen from the backyard. The great room has a modern gas fp and sliding glass doors leading out to the al fresco patio. The primary suite boasts floor to ceiling windows and sliding doors to provide unobstructed views of the bay. A spacious WIC, beautiful ensuite and large glass doors leading out to the patio and spa complete this tranquil space. The ensuite has a generous shower, oversized soaker tub w/ bay views, marble countertops and his/her sinks. Head upstairs to find endless lake views, glass railings, 3 beds, 2 baths and an open bonus space! The spacious lower level features a rec room w/ movie projector, games space leading outside to the sunken putting green, bar and luxury wine room! The exterior boasts a lakeside retreat w/ panoramic views of GBay, ledgerock path edge, professional landscaping, mature trees and manicured lawn with in ground sprinkler. Entertain al fresco style at the dining space with wood burning fp and built-in patio spa w/ privacy fence. Close to the Georgian Bay Golf Club and private ski clubs. Covid protocols in place.**

Directions: **HWY 26 into Thornbury, follow Arthur St to Foodland, Turn right onto Lansdowne St N then turn left onto Bay St W, property is on the water side**

Common Elements

Waterfront

Features: **Beach Front, Stairs to Waterfront, Water Access**
Dock Type: **None**
Shoreline: **Clean, Mixed, Rocky, Sandy, Shallow**
Shore Rd Allow: **Not Owned**
Channel Name: **Beaver River**
Boat House:
Frontage: **86.00**
Exposure:
Island Y/N: **No**

Exterior

Exterior Feat: **Hot Tub, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio(s), Privacy, Seasonal Living**
Construct. Material: **Steel, Stone**
Shingles Replaced:
Year/Desc/Source: **2016/Completed / New/Owner**
Property Access: **Boat Access, Municipal Road, Public Road, Year Round Road**
Pool Features: **None**
Garage & Parking: **Attached Garage//Outside/Surface/Open, Private Drive Double Wide//Exclusive Parking, Heated, Inside Entry**
Parking Spaces: **7**
Parking Level/Unit:
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone, Other**
Water Source: **Municipal**
Lot Size Area/Units: **/**
Lot Front (Ft): **58.00**
Location: **Urban**
Area Influences: **Arts Centre, Beach, Business Centre, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Landscaped, Library, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**
View: **Bay, Beach, Garden, Lake, Panoramic, Trees/Woods, Water**
Topography: **Level**
Foundation: **Poured Concrete**
Driveway Spaces: **4.0**
Parking Assigned:
Water Tmnt:
Acres Range: **< 0.5**
Lot Depth (Ft): **282.00**
Lot Irregularities:
Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **0-5 Years**
Rd Acc Fee:
Garage Spaces: **3.0**
Sewer: **Sewer (Municipal)**
Acres Rent:
Lot Shape: **Rectangular**
Land Lse Fee:
Retire Com:
Fronting On:


Interior

Interior Feat: **Built-In Appliances, Central Vacuum, Countertop Range, Water Heater Owned, Wet Bar, Other**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Inside, Laundry Room, Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Fireplace: **/Living Room, Natural Gas** FP Stove Op:
 Under Contract: **None** Contract Cost/Mo:
 Inclusions: **Central Vac, Dishwasher, Dryer, Gas Oven/Range, Gas Stove, Hot Tub, Refrigerator, Washer, Window Coverings, Wine Cooler, Other**
 Add Inclusions: **Pool table.**
 Exclusions: **All artwork. Interior and exterior furniture. Dining room table. Exterior BBQ's, pizza oven, fire pit & kayaks.**
 Electric Age: **2016** Plumbing Age: **2016** Furnished:
 Furnace Age: **2016** Tank Age: **2016** UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 5 PL 1121; THE BLUE MOUNTAINS**
 Zoning: **R1** Survey: **Available/**
 Assess Val/Year: **\$1,882,000/2021** Hold Over Days:
 PIN: **371320158** Occupant Type: **Owner**
 ROLL: **424200001724950**
 Possession/Date: **90+ Days/2022-04-28** Deposit: **200,000**

Brokerage Information

List Date: **12/29/2021**
 List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 
 Source Board: **The Lakelands**

Prepared By: STEVE SIMON, Salesperson
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Date Prepared: 12/29/2021

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece
Primary				
Dining Room	Main	18' 9" X 10' 1"	5.72 X 3.07	
Kitchen	Main	18' 3" X 12' 11"	5.56 X 3.94	
Living Room	Main	22' 9" X 16' 10"	6.93 X 5.13	
Mud Room	Main	12' 0" X 11' 11"	3.66 X 3.63	
Bedroom Primary	Main	19' 10" X 13' 2"	6.05 X 4.01	
Bathroom	Second			3-Piece, Ensuite
Bathroom	Second			4-Piece
Bedroom	Second	13' 11" X 11' 4"	4.24 X 3.45	
Bedroom	Second	13' 11" X 11' 11"	4.24 X 3.63	
Loft	Second	17' 10" X 12' 4"	5.44 X 3.76	
Bedroom Primary	Second	13' 11" X 15' 0"	4.24 X 4.57	
Bathroom	Lower			3-Piece
Bedroom	Lower	11' 4" X 16' 6"	3.45 X 5.03	
Family Room	Lower	29' 2" X 23' 11"	8.89 X 7.29	
Game Room	Lower	17' 5" X 24' 3"	5.31 X 7.39	

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

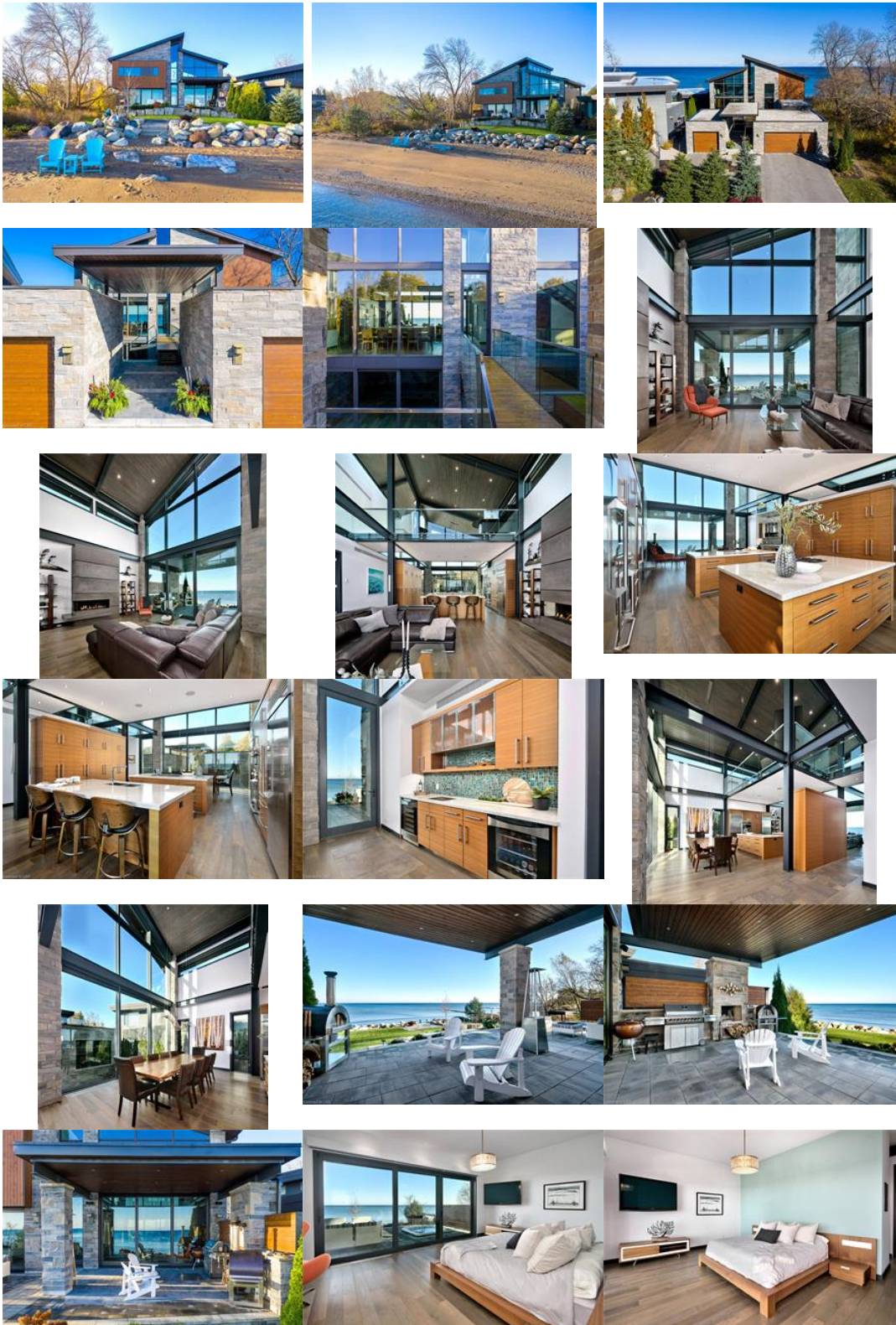
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Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:

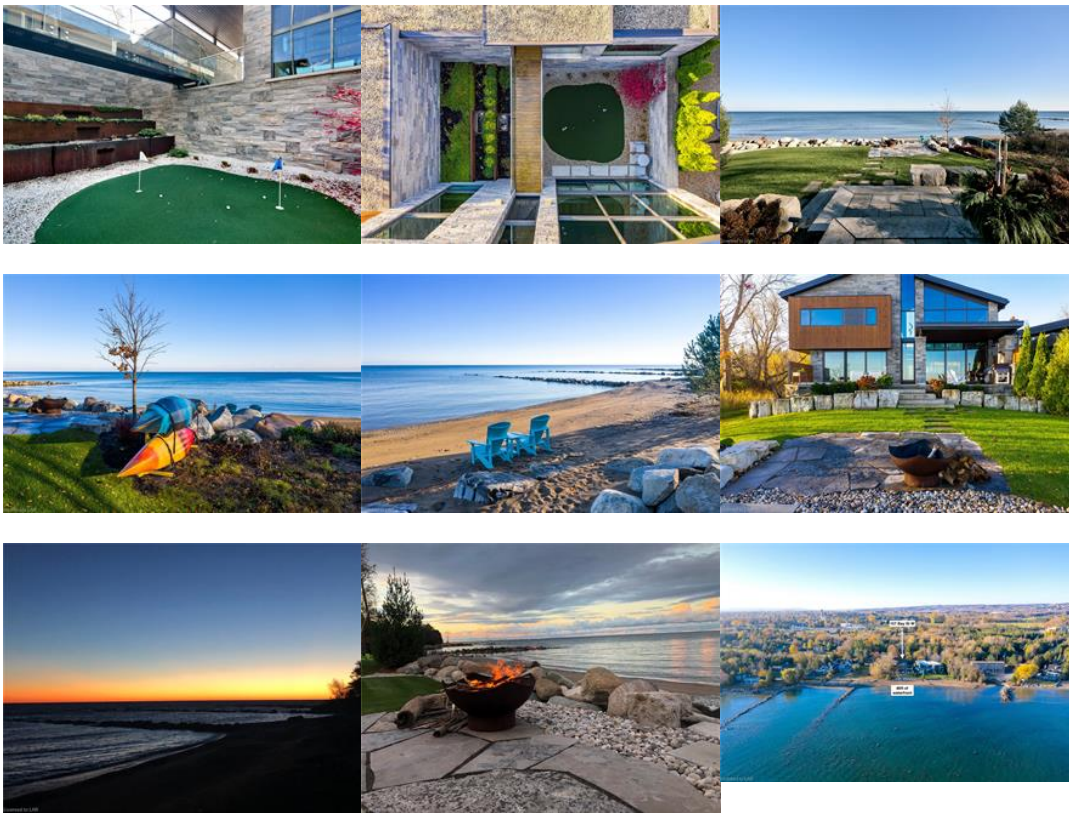
Energy Certification:
Date:
Information Statement:

Level:

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