

**Welcome to  
416219 10th Line  
The Blue Mountains**

**PROPERTY FEATURES**

**Exterior**

- Contemporary Bungalow built in 2017
- Backs on Grey Sauble Conservation land
- Large lot with country views
- Landscaped gardens
- Mature trees
- Deck with glass railing
- Sunken firepit
- Propane
- Water: well
- Sewers: Septic
- Metal roof and wood siding

**Interior**

- 5 bedrooms
- 3.5 bathrooms
- Light filled main level
- Kitchen/eating area
- Great room
- Laundry room
- Converted garage, now an office with ample storage and separate entrance
- Finished lower level
- On demand hot water heater

**MAIN LEVEL**

**Great room**

- Feature wood burning fireplace
- Country views
- Floor to ceiling windows

**Kitchen**

- High end Fisher & Paykel appliances
  - Double oven
  - Induction countertop cooktop
  - Refrigerator
  - Built in microwave
- FENIX surfaces
- Island with seating
- Walkout to private back deck
- Cabinets and drawers with no hardware

**Primary bedroom**

- Walkout to back deck with hot tub
- Beautiful ensuite bathroom
- Additional storage space
- Walk in closet



\*\* 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.

**Lower level**

- Fully finished with heated floors
- Expansive space
- Rec room with oak wood panelled walls
- Large bar with seating
- 2 bedrooms
- 1 full bathroom
- Tons of storage

**Area**

- 10 minutes to Thornbury's dining, shops, harbour and trails
- Scenic country road - great for biking in the summer
- A short drive to private ski/golf clubs

**Inclusions**

- Dishwasher, Dryer, Microwave, Refrigerator, Induction cooktop, Washer, double ovens, all window coverings, all electrical fixtures, hot tub, shed 10 by 16 with metal roof which is being built for the house

**Utilities/fees**

- Hydro: approx \$100/mo
- Propane: approx \$3500/year
- Water/sewer: approx \$100/year



\*\* 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.