

# 416219 10TH Line, The Blue Mountains, Ontario N0H 2P0

Client Full  
Active / Residential

**416219 10TH Li The Blue Mountains**

MLS® #: 40265399  
Price: \$1,850,000



## Grey/Blue Mountains/Blue Mountains

### Bungalow/House

	Beds	Baths	Kitch
Lower	2	1	
Main	3	3	1

Beds: **5 (3 + 2)**  
 Baths: **4 (3 + 1)**  
 SF Fin Total: **3,942/Plans**  
 SF Fin Range: **2001 to 3000**  
 AG Fin SF: **2,031.00/Plans**  
 BG Fin SF: **1,911.00/Plans**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,000/2021**

### Remarks/Directions

**Public Rmks:** Contemporary 5 bedroom bungalow built in 2017, located on a scenic country road, 10 minutes to Thornbury. This quality home backs onto protected land and has been finished with modern flair, high efficiency features and attractive details throughout. The main floor boasts open plan living at it's finest with tons of light and spectacular country views. The spacious great room boasts floor to ceiling windows and a wood burning fireplace. The chef's kitchen features high end Fisher & Paykel appliances including a double wall oven and countertop induction cooktop, FENIX waterfall surfaces, hardware free cabinets/drawers and sliding doors leading out to a private back deck. The main floor primary suite offers a large space with a luxury ensuite bathroom, walk in closet, additional storage and doors to the backyard. You'll also find 2 more guest bedrooms, one with ensuite bath, powder room, laundry room and entrance to the converted garage; now an office space with ample storage. 11ft barn doors separate the entrance to the garage and the main home. Head downstairs down a beautiful white oak staircase to a fully finished lower level featuring heated floors, 2 bedrooms, full bathroom, generous rec rm surrounded by oak wood panelled walls, a good sized bar with seating; ideal for entertaining family and friends complete with tons of storage space. The home is situated on a beautifully landscaped lot, backing onto protected land, with mature trees and offers full privacy and tranquility! The exterior boasts a large cedar deck at the rear of the home with glass railings, hot tub with privacy fence and a sunken fire pit; perfect for those relaxing summer nights! Just 10 mins to Thornbury and its award winning dining, boutiques, coffee shops and harbour and close to everything the 4 season area has to offer including private golf and ski clubs, Blue Mountain, picturesque trails for snowshoeing, biking, hiking and beautiful beaches. Covid 19 protocols in place.

**Directions:** Highway 26 to Thornbury follow Bruce St. S to Road 13, turn onto 10th Line. Property is located between Side Road 21 and Side Road 18.

### Common Elements

#### Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped, Privacy**  
 Construct. Material: **Wood**  
 Shingles Replaced: Foundation: **Concrete, ICF**  
 Year/Desc/Source: **2017//Owner**  
 Other Structures: **Shed**  
 Garage & Parking: **Attached Garage//Outside/Surface/Open, Private Drive Double Wide**  
 Parking Spaces: **4** Driveway Spaces: **4.0**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**  
 Water Source: **Well** Water Tmnt: Sewer: **Septic**  
 Lot Size Area/Units: / Acres Range: **0.50-1.99**  
 Lot Front (Ft): **171.00** Lot Depth (Ft): **165.00**  
 Location: **Rural** Lot Irregularities:  
 Area Influences: **Beach, Dog Park, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Marina, Open Spaces, Park, Place of Worship, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**  
 View: **Creek/Stream, Garden, Hills, Mountains, Trees/Woods**  
 Topography: **Level, Wooded/Treed**

#### Interior

Interior Feat: **Built-In Appliances, Countertop Range, Other, Water Heater**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Laundry Feat: **Laundry Room**  
 Cooling: **Central Air**  
 Heating: **In-Floor, Propane, Wood**  
 Fireplace: **/Wood** FP Stove Op:  
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Hot Tub, Refrigerator, Stove, Washer, Window Coverings, Other**  
 Add Inclusions: **all electrical fixtures, hot tub, shed 10 by 16 with metal roof**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 19 CON 10 BEING PT 2 16R3799 COLLINGWOOD TOWN OF THE BLUE MOUNTAINS**  
 Zoning: **R1** Survey: **Unknown/**

Assess Val/Year: **\$533,000/2022**  
PIN: **371560120**  
ROLL: **424200001001000**  
Possession/Date: **1 - 29 Days/**

Hold Over Days:  
Occupant Type: **Owner**

Deposit: **100000**

**Brokerage Information**

List Date: **05/25/2022**  
List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#)   
Source Board: **The Lakelands**

**Prepared By: Todd Vanzuilekom, Salesperson**

**Date Prepared: 05/25/2022**

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**\*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
Bathroom	Main			3-Piece
Bathroom	Main			4-Piece
Bedroom	Main	7' 10" X 11' 10"	2.39 X 3.61	
Bedroom	Main	12' 8" X 11' 3"	3.86 X 3.43	
Dining Room	Main	20' 6" X 13' 5"	6.25 X 4.09	
Office	Main	13' 11" X 22' 0"	4.24 X 6.71	
<u>Desc: Converted garage</u>				
Kitchen	Main	12' 8" X 12' 10"	3.86 X 3.91	
Living Room	Main	14' 8" X 12' 3"	4.47 X 3.73	
Bedroom Primary	Main	12' 8" X 12' 8"	3.86 X 3.86	
Bathroom	Lower			4-Piece
Bedroom	Lower	12' 8" X 13' 10"	3.86 X 4.22	
Bedroom	Lower	9' 2" X 16' 8"	2.79 X 5.08	
Recreation Room	Lower	22' 0" X 34' 1"	6.71 X 10.39	

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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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