

**Property Features of
157- 150 Victoria Street S, Thornbury**

Exterior

- Well maintained unit in Applejack
- Short walk to the waterfront and Georgian trail
- A short walk to downtown Thornbury and its many restaurants, shops and amenities
- Large deck off main floor overlooking the backyard

Interior

- 4 bedrooms
- 2 full + 1 half baths
- Bright open concept main level
- Electric baseboard heat

Kitchen/Dining

- White cabinetry
- Plenty of storage and neutral palette
- Open concept dining space with walk out to deck

Living room

- Bright space
- Large windows
- Open Concept

Main Floor

- 2pc bathroom
- Guest Bedroom

Upper level

- 4pc bathroom
- 1 good sized guest bedroom
- Large Primary suite with walk in closet

Basement

- Large rec room
- Gas fireplace
- 3 pc bathroom
- Guest bedroom

Area

- Walking distance to the waterfront, marina, beaches, parks and downtown Thornbury
- Close to the areas private ski/golf clubs
- 15 min drive to Blue Mountain Village, 25 min to Collingwood

Other property info

- \$631.00/Monthly
- 1,932 AG finished sq ft
- Taxes: \$1950 (2022)
- Water (Annual): \$725

- Gas (Annual): \$760
 - Hydro (Annual): \$1325
- *Owners occupied unit as a weekend place
- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone
 - Area Influences: Beach, Business Centre, Cul de Sac/Dead End, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Landscaped, Library, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other

Inclusions

- Dishwasher, Refrigerator, Stove, Washer, Dryer

Exclusions

- All chattels