

729139 21 Sideroad, Clarksburg, Ontario N0H 1J0

Client Full
Active / Residential

[729139 21 Siderd Clarksburg](#)

Listing ID: 40576270
Price: \$2,800,000



Grey/Blue Mountains/Blue Mountains

2 Storey/House

	Beds	Baths	Kitch
Lower	3	1	
Main	2	2	1

Beds (AG+BG): 5 (2 + 3)
 Baths (F+H): 3 (2 + 1)
 SF Fin Total: 4,119
 AG Fin SF Range: 2001 to 3000
 AG Fin SF: 2,247/Plans
 BG Fin SF: 1,872
 DOM: 4
 Common Interest: Freehold/None
 Tax Amt/Yr: \$4,871.00/2024

Remarks/Directions

Public Rmks: Nestled amidst the tranquility of nature, this exceptional 30-acre property boasts an ideal location backing onto 885 acres of pristine crown land. A stunning home, designed to seamlessly blend luxury with the natural landscape, offers breathtaking panoramic views of the escarpment throughout the home. Step outside your door to access the renowned Loree Forest hiking trail, inviting you to explore the beauty of the surrounding wilderness. Hiking enthusiasts will delight in the myriad of trails waiting to be discovered right at their doorstep. Conveniently located a short drive to Blue Mountain and Thornbury, as well as private ski and golf clubs, this property offers access to year-round outdoor activities and amenities. The heart of the home is the impressive great room, adorned with rustic wood beams and intricate details. Cathedral ceilings soar overhead, while expansive windows frame sweeping country views, flooding the space with natural light. The open-concept kitchen and dining area provide the perfect setting for gatherings, featuring built-in appliances, a peninsula with seating, and direct access to the deck for al fresco dining in the summer. The main floor primary suite features a luxurious 4-pc ensuite bath with beautiful country views. An additional office/guest bedroom, laundry room, pantry, and access to the 2-car garage complete the main level. Upstairs, a loft area overlooks the main floor and looks out to more breathtaking views of the escarpment, offering a cozy den space ideal for relaxation, work, or play. The lower level, with separate outside access, is great for guests, boasting a spacious rec room, workshop with stairs to the garage, 3 guest beds, a 4-pc bath and ample storage. Outside has many areas to entertain featuring a large patio space, a deck and gorgeous landscaping with mature trees surround the home. Close to all the amenities The Blue Mountains has to offer and a short 10 minute drive to Thornbury.

Directions: From HWY 25 towards Thornbury, turn left onto Grey rd 40, turn left onto 7th line, turn left onto 21st Sideroad, property is just before Loree forest trail.

Exterior

Exterior Feat:	Deck(s), Landscaped, Lighting, Other, Patio(s), Privacy, Private Entrance		
Construct. Material:	Stone, Other	Roof:	Metal
Shingles Replaced:	2017	Prop Attached:	Detached
Year/Desc/Source:	2005//	Apx Age:	16-30 Years
Other Structures:	Shed	Winterized:	
Garage & Parking:	Attached Garage//Private Drive Double Wide//Inside Entry		
Parking Spaces:	8	Driveway Spaces:	6.0
Services:	Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone		
Water Source:	Well	Water Tmnt:	Sewer:
Lot Size Area/Units:	/	Acres Range:	25-49.99
Lot Front (Ft):	1,079.00	Lot Depth (Ft):	1,360.00
Location:	Rural	Lot Irregularities:	
Area Influences:	Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Public Parking, Quiet Area, Schools, Shopping Nearby, Skiing, Trails, View from Escarpment, Other		
View:	Forest, Hills, Mountains, Trees/Woods		
Topography:	Hilly, Level, Open space, Rolling, Wooded/Treed	Retire Com:	
		Fronting On:	South

Interior

Interior Feat:	Built-In Appliances, In-law Capability, In-Law Suite, Other	
Basement:	Full Basement	Basement Fin: Fully Finished
Basement Feat:	Separate Entrance, Walk-Out, Walk-Up	
Laundry Feat:	Inside, Laundry Room	
Cooling:	Central Air	
Heating:	Forced Air, In-Floor	
Fireplace:	/Living Room, Propane	
Under Contract:	Hot Water Heater	FP Stove Op:
Inclusions:	Central Vac, Dishwasher, Garage Door Opener, Refrigerator, Stove, Window Coverings	
Add Inclusions:	portable generator (used with existing pony panel)	
Exclusions:	washer, dryer, decorative butterfly at front door, garden tractor, snow blower, cabinets either side of fireplace, drapes in basement bedrooms, work benches in basement and garage, dyson vac, fridge in basement, microwave ovens in kitchen and basement	

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 22 CON 6 COLLINGWOOD PT 1 16R8901; THE BLUE MOUNTAINS**
 Zoning: **R1**
 Assess Val/Year: **\$613,000/2023**
 PIN: **373090496**
 ROLL: **424200000801700**
 Possession/Date: **Other/**

Local Improvements Fee:
 Survey: **Available/**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **5%**

Brokerage Information

List Date: **05/06/2024**
 List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#)

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Steve Simon, Salesperson
 Date Prepared: 05/10/2024

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			4-Piece
Dining Room	Main	10' 4" X 13' 6"	3.15 X 4.11	
Kitchen	Main	13' 9" X 13' 6"	4.19 X 4.11	
Great Room	Main	22' 2" X 22' 0"	6.76 X 6.71	
Bedroom	Main	10' 10" X 15' 0"	3.30 X 4.57	
<u>Desc:</u> Currently used as an office				
Bedroom Primary	Main	12' 1" X 15' 0"	3.68 X 4.57	
Loft	Second	14' 0" X 17' 4"	4.27 X 5.28	
Bathroom	Lower			4-Piece
Bedroom	Lower	13' 4" X 10' 7"	4.06 X 3.23	
Bedroom	Lower	11' 7" X 12' 6"	3.53 X 3.81	
Bedroom	Lower	7' 4" X 13' 9"	2.24 X 4.19	
Recreation Room	Lower	15' 11" X 24' 3"	4.85 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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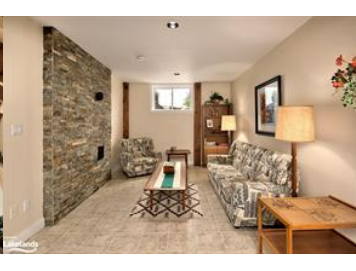
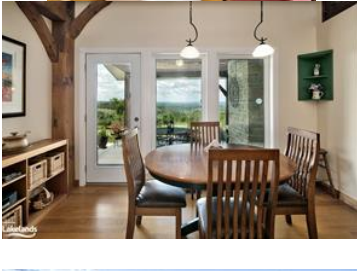
Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Date:
 Information Statement:

Level:

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885 acres of crown land behind the property

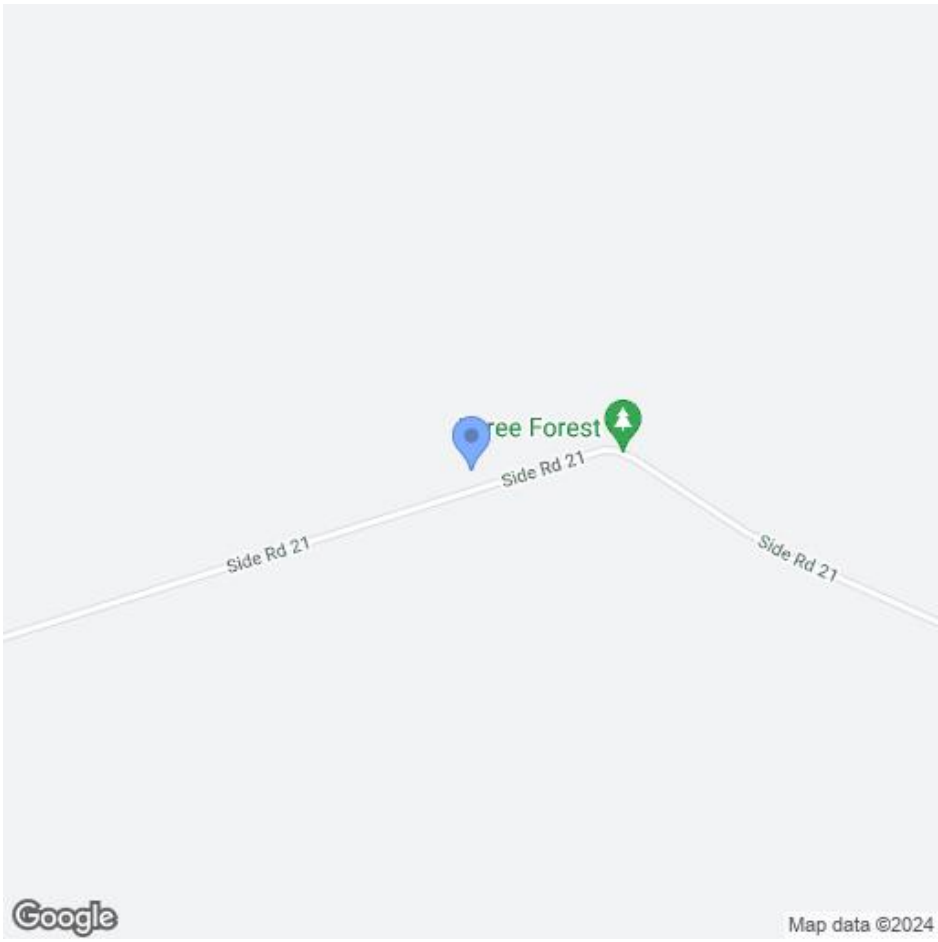




30 acres owned



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