

Property Features of 183 Lake Drive, Thornbury

Exterior

- 200ft sandy beach
- Year home was built - 2012
- Normerica custom home
- Hot tub - Hydra Pool (2012)
- Patio area
- Professional landscaping by Landmark
- Private large lot
- 3 level garage
 - Heated floors
 - Built in storage
 - Mezzanine
 - Access to balcony
- ICF foundation

Interior

- 7 Bedrooms
- 5.5 Bathrooms
- Incredible bay views throughout the home
- Natural gas boiler with air handler
- High end countertops throughout including; marble, soapstone, quartz and manufactured stone
- Security system throughout
- 2 central vacuum units
- Main floor and upper floor floors: engineered hardwood
- Ceramic tile in the bathrooms and laundry room
- Lower level floors are laminate and vinyl plank.

MAIN FLOOR

Great room

- Wood vaulted ceilings - 26ft
- Floor to ceiling windows with panoramic bay views
- Stone surround Rumford wood burning fireplace
- Door leading outside to the waterfront

Kitchen

- Chefs kitchen
- High end built in appliances
- Coffee bar with sink and wine fridge
- Large central island with built in wine storage
- Soapstone countertops
- Open concept

Dining room

- Double door walk out to the waterfront
- Large windows
- Vaulted ceilings - 16ft
- Door to laundry room/mudroom



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Primary suite

- Sitting room connected to the primary suite with gas fireplace
- Vaulted ceilings - 15.8ft
- Double doors leading to private deck
- Bay views
- Walk in closet
- Primary ensuite:
 - Countertops are marble
 - Large steam shower with bench
 - Oversized vanity with 2 sinks and extra storage

Laundry/mudroom

- Dog wash station
- Manufactured stone countertops
- Pocket door to main floor
- Ample cupboard space
- Door leading out to entrance to garage

SECOND FLOOR

- 2 guest bedrooms
- 2 guest bathrooms (3pc)
- Flex space/gym
- Office
- Office and gym space have split system heat and AC units

LOWER LEVEL

- Heated floors
- 4 guest bedrooms
- 2 guest bathrooms (4pc)
 - Marble counters in family bathroom
 - Steam shower
- Recreation room
 - Double doors leading out to patio and beachfront
 - Bar with sink and bar fridge
 - Gas fireplace
 - Bay views
- Storage space

Area

- 5 minute drive to Downtown Thornbury
- 20 minutes to Collingwood
- 10 minutes to Meaford
- Close to all area private ski and golf clubs

OTHER INFO

Inclusions

- Light fixtures, window treatments, bathroom mirrors, bench in the laundry room/mudroom, central vac and equipment
- Appliances: fridge, stove, microwave, dishwasher and bar fridge in the kitchen. Bar fridge in the basement. Bar fridge in the upstairs gym. Washer and Dryer.
- Generac generator - connected to the natural gas supply and turns on automatically in a power failure

Fees and Utility Costs (approx)

- Taxes: \$29,500
- Hydro: \$4,800 per year
- Gas/oil: \$2700 per year
- Water/sewage fees: \$175/month



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