

Property Features of 103 Brook Street, Clarksburg

Exterior

- **Classic 1913 century home perched on the hill overlooking the village of Clarksburg**
- Tiered flagstone patio nestled into lush hillside rockeries, ideal for alfresco dining and lounging
- Enchanting garden pergola framed with lattice detail, drapery accents, and perennial borders
- Storybook garden shed with red door accent, dormer detail, and surrounding flower beds
- Mature hillside setting with towering trees, lush foliage, and seasonal blooms overlooking the village

Interior

- 2,234 sq ft, 6 bedrooms, 3 bathrooms
- Rich cherry wood detailing in the main living room
- Solid oak floors throughout
- Pocket doors and custom built-in bookcases
- Stained glass accents, vintage light fixtures, and original crystal door handles

Main Floor

- Sun-drenched kitchen with side entrance
- Formal dining room
- Cozy study with a gas fireplace
- Powder room
- Inviting sunroom with walkout access, perfect for morning coffee

Upper Level

- Four spacious bedrooms
- Recently updated 4-piece bathroom

Self-Contained Basement Suite

- Fully self-contained 2-bedroom apartment, rare for a home of this era
- Private ground/side entrance
- Full kitchen and 3-piece bathroom
- Living area and shared laundry facilities
- Ideal for rental income, guest accommodations, or multi-generational living

Location

- Steps to downtown Clarksburg's arts district, galleries, boutique shops, cafes, and cideries
- Minutes to Thornbury's harbour and dining scene, Blue Mountain Village, and Collingwood
- Minutes to Georgian Bay beaches, private ski clubs, golf courses, and the Beaver River
- Extensive hiking and biking trail networks nearby



** 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.