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Cross Property Client Full

93 BRUCE STREET S

Thornbury, ON N0H 2P0

Grey County/ Blue Mountains (The)/

Residential/ Single Family/ For Sale Price: \$995,000.00
Active



MLS#: **197529**
List Date: **24-May-2019**
Bedrooms (AG/BG): **6 (4/ 2)**
Bathrooms (F/H): **5 (4/ 1)**
Type: **Detached**
Style: **2 Storey**
Sqft Above Grade: **2,691**
Sq Ft Finished: **4,124**
Sq Ft Source: **Floor plan(s)**
New Construction: **Yes**
Title/Ownership: **Freehold**
Fronting On: **West**
Lot Front: **39.99**
Road Access Fee: **0**
Access: **Year Round**
Garage Spaces/Type: **1.0/ Detached**
Driveway Spaces/Type: **3/ Private Single Wide/ Asphalt**
Waterfront: **No**
Leased Land Fee: **0.00**
Sqft Below Grade: **1,433**
Sq Ft. Unfinished
Rooms: **19**
Recreational: **No**
Year Built/Desc: **2017/ Completed / New**
Lot Depth: **132.00**
Lot Size/Acres: **Under .5 Acre/**

Public Remarks: Stunning, custom built home in a sought after location 5 mins walk from downtown Thornbury. Open plan main floor living at it's finest with a stylish kitchen, large quartz island, white cabinets, bfast bar, living room w/walk out & dining area. High ceilings, designer lighting, wired in sound system & hardwood floors run throughout. The main floor master suite boasts a spacious walk in closet & spa like ensuite w/heated floors, gorgeous stand-alone tub & walk in shower. Walk through the mudroom, down to the lower level & you'll find a fully finished space guests will love, featuring 9ft ceilings, 2 beds, 4pc bath & rec-room. Head upstairs to 3 beds, one with a WIC & another with ensuite, 5pc shared bath & a den that could be used as an office space or reading nook. Outside you have parking at the front & back of the house including a detached garage. Looking for a weekend retreat or a full time home, steps to Thornbury's dining, boutiques & Georgian Bay? This is the place for you!

Directions: HWY 26 to Bruce Street, south on Bruce Street, home on the left

Interior Features

Interior Features: **Alarm System, Built-In Appliances, Carbon Monoxide Detector, Central Vacuum, Countertop Range, Gas Stove(s), Main Floor Laundry, On Demand Water Heater, Security System, Smoke Detector, Sump Pump, Washer/Dryer Hookup**
Basement: **Full/ Fully Finished/**
Heat Primary/Sec: **Forced Air-Gas/**
HVAC: **Air Cleaner, Air Conditioner, Air Exchanger, Central Air**
Fireplace:
Foundation: **Poured Concrete**
Under Contract \$:
Under Contract/Rental Items: **On Demand Water Heater**
UFFI:
Furnace Age: **2016**
Plumbing Age:

Exterior Features

Add'l Monthly Fees:
Lot Shape:
Exterior Finish: **Brick**
Restrictions: **None**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, School Bus Route, Street Lights, Telephone**
Topography: **Flat**
Roofing: **Shingles**
Water/Supply Type: **Municipal-Metered/**
Exterior Features: **Deck(s), Fenced Partial, Year-Round Living**
Site Influences: **Dog Park, Downtown, Golf, Library, Major Highway, Marina, Place of Worship, Playground Nearby, Rec./Community Centre, Schools, Skiing, Trails**
Exposure: **West**
Lot Irregularities:
Pool: **None**
FH Common Fee: **No**
Alternative Power:
Yr Roof Surface Replaced:
Sewage: **Municipal Sewers**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Central Vac, Wine Cooler**

Exclusions: **BBQ**

Parking Cost/Mnth \$:
Furnished:
Sublease: **No**
Priv Entrance:

Tax Information

Roll#: **424200001816900**
Pin#: **371400263**
Assessment \$/Year: **\$109,000/2016**
Legal Description: **LT 4 SE/S BRUCE ST PL 106 THORNBURY; THE BLUE MOUNTAINS**
Local Improve Fee/Comments /
Zoning: **Residential**
Survey/Year: **No**
Taxes/Year: **\$0/ 2019**
Survey Type:

Rooms

Room	Level	Dimensions	Features
Master Bedroom	M	14'x19'1"	Walk-in Closet
Mud Room	M	11'11"x13'2"	
Bathroom	M		2-Piece
Ensuite	M		5+ Piece
Dining Room	M	18'2"x12'9"	

Kitchen	M	16'2"x13'5"	
Living Room	M	18'6"x19'3"	Walkout to Balcony/Deck
Bedroom	2	18'3"x12'7"	
Bedroom	2	11'11"x14'6"	Walk-in Closet
Bedroom	2	16'2"x14'6"	
Bathroom	2		5+ Piece
Ensuite	2		3-Piece
Den	2	12'7"x6'9"	
Recreation Room	L	17'7"x29'2"	
Bathroom	L		4-Piece
Bedroom	L	13'5"x18'8"	
Bedroom	L	13'8"x11'11"	
Storage Room	L	12'4"x9'7"	
Utility	L	9'7"x10'5"	

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 05/24/2019

Prepared By: STEVE SIMON, Salesperson

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