



Giovanni Boni
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Royal LePage Locations North (Thornbury), Brokerage
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Cross Property Client Full RES

122 GEORGE MCRAE ROAD

Residential/ Single Family/ For Sale

Price:
\$1,530,000.00

The Blue Mountains, ON N0H 1J0
Grey County/ Blue Mountains (The)/

Active



MLS#: **251703**
List Date: **19-Mar-2020** Bedrooms (AG/BG): **5 (4/ 1)**
Bathrooms (F/H): **5 (4/ 1)**

Type: **Detached**
Style: **2 Storey**
Sqft Above Grade: **3,064** Sqft Below Grade: **1,346**
Sq Ft Finished: **4,410** Sq Ft. Unfinished:
Sq Ft Source: **Floor plan(s)**
New Construction: **Yes** # Rooms: **14**
Title/Ownership: **Freehold** Recreational: **No**
Year Built/Desc: **2016/ Completed / New**
Fronting On: **North** Year Built/Desc:
Lot Front: **95.30** Lot Depth: **249.00**
Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/**
Access: **Year Round**
Garage Spaces/Type: **2.5/ Attached**
Driveway Spaces/Type: **10/ Private Double Wide/ Gravel**
Waterfront: **No** WF Exposure:
Leased Land Fee:

Public Remarks: **Contemporary 5 bed custom home located in The Blue Mountains w/views of Georgian Bay. Short drive from exclusive golf clubs & private ski clubs. This stunning home boasts modern design, upscale finishes, high ceilings & entertaining space. The main level features an open plan living, dining & kitchen w/wood burning fp, quartz countertops & walkout to a private back patio. A spacious mudroom w/access to both the front & back of the house & nanny/master suite above the garage complete the main level. Wake up to spectacular bay views from the upper level master that also features unique barn doors, 2 WIC's, spa like ensuite & sliding glass doors that open out to a balcony. You'll also find 2 beds & shared 4pc bath. The lower level includes a rec room, bed, 4pc bath & laundry, the ideal space for kids/guests! Outside offers landscaped gardens, bay & escarpment views, stone patio & fire pit. A short drive to downtown Thornbury & just 15 mins from Collingwood. Covid 19 protocols in place.**

Directions: **HWY 26, turn onto Camperdown Rd, turn right onto George McRae**

Interior Features

Interior Features: **Built-In Appliances, Carbon Monoxide Detector, Cathedral Ceiling, Finished Loft, Gas Stove(s), In-Law Capability, In-Law Suite, Oven Built-in, Smoke Detector, Sump Pump, Upgraded Insulation**

Basement: **Full/ Fully Finished/** Fireplace:
Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Wood**
HVAC: **Air Conditioner, HRV System** Foundation: **Poured Concrete**
Under Contract \$: UFFI: Furnace Age: **2016**
Under Contract/Rental Items: **None** Plumbing Age: **2016**
Accessibility: Wiring Age: **2016**

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**

Exterior Finish: **Steel, Wood**

Restrictions: **Conservation Control, Municipal, Niagara Esc. Commission, Subdivision Covenants**

Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, School Bus Route, Street Lights, Telephone**

Topography: **Clear View, Hillside, Open space, Sloping** Alternative Power:
Roofing: **Metal** Yr Roof Surface Replaced:
Water/Supply Type: **Municipal-Metered/** Sewage: **Municipal Sewers**
Site Influences: **Backs onto Greenspace, Beach, Golf, Landscaped, Skiing, Trails, Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Garage Door Opener, Hot Water Tank Owned, Smoke Detector**

Exclusions: **x2 tv and wall mount**

Tax Information

Roll#: **424200001103215** Local Improve Fee/Comments /
Pin#: **373080063** Zoning: **R1** Taxes/Year: **\$6,860/ 2019**
Assessment \$/Year: **\$938,000/2020** Survey/Year: **No** Survey Type:
Legal Description: **See documents**

Rooms

Room	Level	Dimensions	Features
Bathroom	M		2-Piece
Dining Room	M	18'11"x13'1"	
Kitchen	M	18'5"x10'9"	
Living Room	M	25'x23'10"	
Bathroom	2		3-Piece
Bedroom	2	30'11"x11'4"	
Master Bedroom	2	17'10"x13'10"	5+ Piece, Ensuite

Bedroom	2	12'7"x10'6"	
Bedroom	2	12'7"x10'8"	
Bathroom	2		4-Piece
Bathroom	2		5+ Piece, Ensuite
Bathroom	L		4-Piece
Bedroom	L	9'10"x11'6"	
Recreation Room	L	42'10"x20'5"	

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Client Full Report

Date Printed: 05/15/2020

Prepared By: Giovanni Boni, Salesperson

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