

**Property Features of
Unit 5 56 Victoria St S, Thornbury**

Exterior

- Appleridge condos
- Walking distance to Downtown Thornbury
- Assigned parking space
- Visitor parking
- Private deck area

Interior

- 3 bedrooms
- x1 full bathroom
- x2 2pc bathrooms
- Kitchen/dining
- Living room
- Upper level Master suite
- Finished basement
- California shutters
- Wood floors

Living room

- Stone surround gas fireplace
- Wood floors

Kitchen/Dining

- Granite counters
- White soft close drawers
- Walk out to private deck
- Dining area

Upper floor

- Spacious master suite with walk in closet, balcony and 2pc ensuite bath
- Guest bedroom
- 4pc shared bathroom

Basement

- Fully finished
- Rec room
- Bedroom
- Storage
- Utility with laundry

Area

- Walking distance to Downtown Thornbury
- Close to the areas private ski/golf clubs, beaches and trails
- A short drive to Meaford, Blue Mountain and Collingwood



Updates

- New furnace 2018
- New AC unit 2018
- California shutters
- Stone around Living room fireplace
- Doors and trim
- Painted throughout
- Light fixtures
- Kitchen - granite counters and soft close drawers
- All bathrooms

Other property information

- TAXES: \$1398 (2020)
- Exterior Feat: Balcony, Deck(s)
- Construct. Material: Stucco (Plaster), Wood
- Roof: Asphalt Shingle
- Year/Desc/Source:1982
- Parking Features: Visitor Parking, Reserved/Assigned
- Sewer (Municipal)
- Services:Cable, Cell Service, Electricity, Natural Gas, Street Lights, Telephone
- Water Source:Municipal
- Area Influences: Beach, Dog Park, Downtown, Golf, Highway Access, Library, Public Parking, Schools, Shopping Nearby, Skiing, Trails
- Topography: Flat
- Interior Feat: Water Heater Owned
- Basement: Full Basement, Fully Finished
- Laundry Feat: In Basement
- Heating/Cooling/Fixtures
- Cooling: Central Air
- Heating: Fireplace-Gas, Forced Air, Gas

Utilities & other costs (approx)

- Gas \$44/Month approx
- Hydro \$107/month approx
- Water \$120/every 2 months approx

Inclusions

- Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings, TV Wall Mount (TV Not Included)

Exclusions

- Chandelier in second (front) upstairs bedroom

Condo info

- Assoc Amenities: BBQs Permitted, Visitor Parking
- Assoc Fees: \$345/Monthly
- Pets Allowed: yes
- Condo Corp #: 10
- Prop Mgmt Co: Sheridan PM
- Building Name: Appleridge



** 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.