

Property Features
157 Bay St W, Thornbury

Exterior

- 86ft of waterfront & Sandy Beach
- Georgian Bay views
- x2 garages - 1 with glass door and 1 with 2 car spaces
- Heated garage floors
- Exposed steel superstructure
- Heated mahogany bridge to front entrance
- Sunken Golf green
- Waterfall
- Large patio space, partly covered with wood burning fireplace
- Built in spa with privacy fence and seating area
- Ledgerrock path edge with structural plantings
- Professional landscaping
- Mature trees
- Manicured lawn with in ground sprinkler system

Interior

- 5 bedrooms
- 4.5 bathrooms
- Extensive use of glass throughout to maximise the water views
- Great room
- Kitchen/Dining space
- Main floor primary suite
- Main floor laundry
- Mudroom
- Bonus loft space
- Steel structure features
- Natural wood and stone features
- Open concept
- Floor to ceiling windows
- Finished lower level with walk out
- Automated blinds on all levels
- Hydronic in-floor heat on all levels
- Dedicated AC on all levels
- All lights controlled by wifi
- Hard wired speaker system in back patio and rec room theatre (Atmos quality)
- Central vac
- Generator - Generac 22kw

Great Room

- Floor to ceiling windows
- Stunning Bay views
- Sliding glass doors leading out to patio and beach
- Modern gas fireplace
- Automated phantom screen
- High ceilings



Kitchen/dining

- Open concept space
- Water views
- Natural wood cabinets
- Quartz countertops
- Dual islands - the gas range is embedded in one island and dishwasher and sink in the other
- Larger appliances tucked away to the side for clear view of the bay
- Built in, high end appliances
- Designer lighting
- View of the glass front garage from the dining space

Primary suite

- Sliding glass doors leading out to the patio and spa
- Bay views
- Ensuite bathroom
- X2 walk in closets

Primary ensuite bath

- Large walk in shower that runs along the length of the wall
- Soaker tub with lake views
- His and hers sinks
- Marble countertops and beautiful lighting

Upper level

- Glass railings
- Expansive bay views
- Bonus loft space
- Upper primary suite with ensuite bath and 2 guest bedrooms with shared bathroom

Lower level

- Rec room with movie projector and screen
- Bar area
- Luxury wine room
- Games space
- Walk out to sunken golf green and attractive waterfall
- Guest Bedroom
- 3pc bathroom

The Area

- Walking distance to Downtown Thornbury and its award winning dining, boutiques, harbour and coffee shops
- Georgian Trail system
- A short drive to Georgian Bay Golf Club
- Close to the areas private ski clubs

Taxes (approx 2021)

- \$16,663

Utilities (approx per year)

- Hydro - \$3000
- Gas - \$2000
- Water - \$3000

