

**Property Features of
46 Napier St E, Thornbury**

Exterior

- Walking distance to Downtown Thornbury
- Professional landscaping
- Flagstone walkways
- Mature maple trees
- Cedar tree privacy
- Single garage
- 3 car parking in driveway
- Spacious front porch
- Hot tub

Interior

- 3162sqft
- 4 bedrooms
- 3.5 bathrooms
- Napoleon gas fireplace
- Huge storage/utility room
- Lots of closet space throughout
- Ski boot room
- Large mudroom
- Kitchen/Dining area
- Living room
- Upper level
- Finished lower level
- Wood floors on main level

Kitchen/Dining

- Island
- Gas stove top
- Built in microwave
- Dining space with large bay window

Living room

- Vaulted ceilings with wood beams
- Stone surround Gas fireplace
- Cozy light filled space
- Double doors leading out to back deck

Primary suite

- Main floor
- Walk in closet
- 3pc ensuite bathroom
- Doors leading out to back deck

Second floor

- 2 guest bedrooms
- Shared 5pc bathroom



Lower level

- Fully finished
- Large rec room ideal for multiple uses like games room, media room, living space
- Guest bedroom
- Bathroom with radiant heated floors
- Cold storage
- Utility room
- Laundry room

Area

- Close to the areas public and private ski/golf clubs, beaches and trail system
- Walking distance to Downtown Thornbury
- A short drive to Blue Mountain Village

Updates

- Roof - Asphalt 40 year Owens Corning 2022
- Furnace - Carrier forced-air gas 2023

Other property info

- Taxes: \$3770
- Services: Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone
- Area Influences: Beach, Downtown, Golf, Highway Access, Landscaped, Park, Public Parking, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails

Inclusions

- Fridge, stove, microwave, dishwasher, washer, dryer

Utilities (approximate)

- Taxes: approx \$3770
- Hydro Fee - Approx. \$1595/yr
- Gas/Oil Fee - Approx. \$1134/yr
- Sewage/Water Fee - \$816/yr
- Rental equipment - Water Heater \$487/yr



** 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.