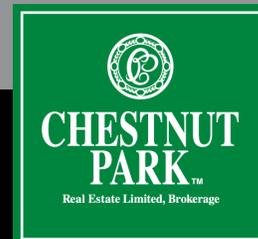




285 SUNSET BLVD, THE BLUE MOUNTAINS

Rob McAleer, Sales Representative
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CHRISTIE'S
INTERNATIONAL REAL ESTATE



WELCOME TO 285 SUNSET BLVD

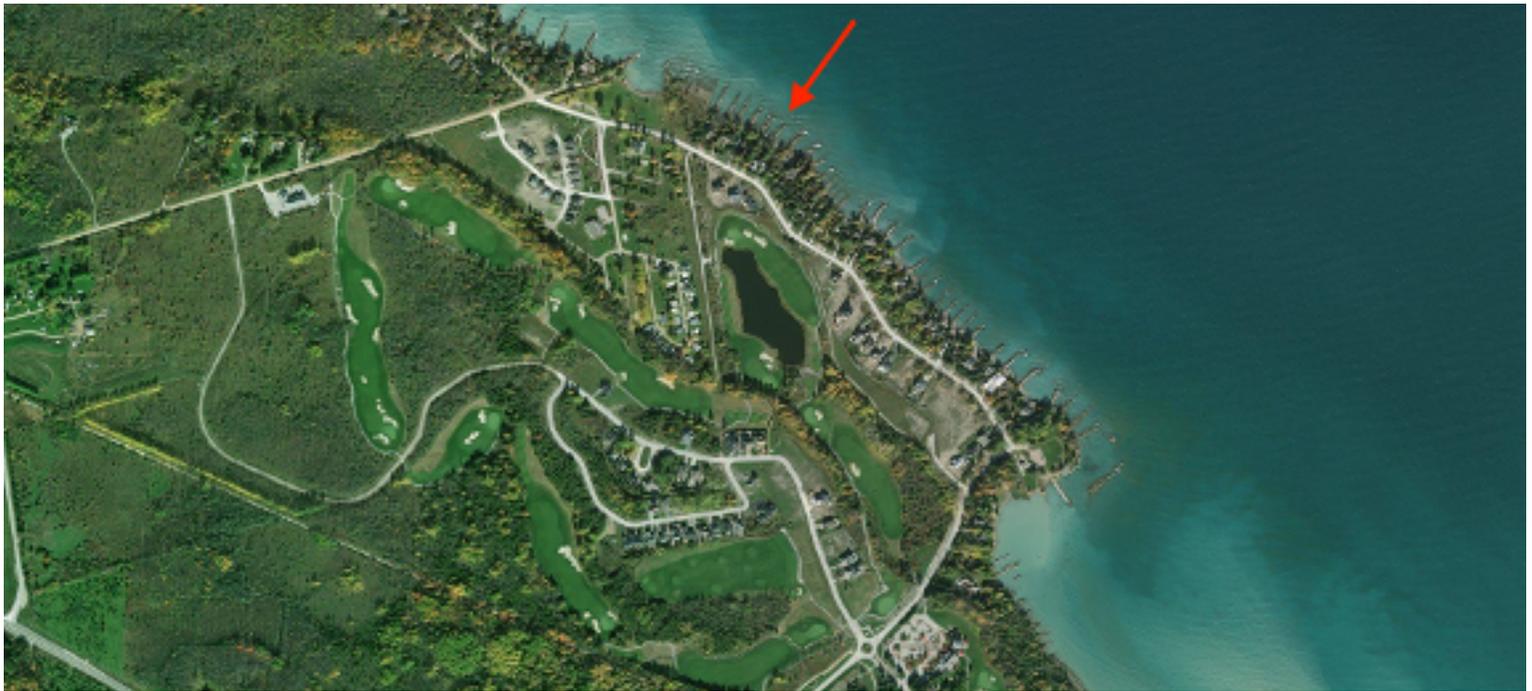
Incredible opportunity to secure a piece of prime Georgian Bay waterfront in one of the most prestigious areas in Southern Georgian Bay. Top 5 reasons you will love this property> 1 .Over 1/2 acre of well treed, private waterfront with 77.4' of water frontage. 2. Idyllically located below the Lora Bay community which consists of more than 60% green space, with land dedicated to deer yards, wildlife corridors, nature preserves, trails, waterfront park and of course the championship 18-hole golf course and clubhouse. 3. Full municipal services including natural gas. 4. Existing 4 br, 4 ba home is a former BnB with award winning gardens and 2 Masters+Ensuite. Enjoy as is, renovate, expand or start from scratch. 5. Only a 15 minute bike ride via Georgian Trail to charming downtown Thornbury or a 3 minute drive. Private ski clubs only 20-30 minutes away.



FEATURES:

- 2,059 square feet of finished living space
- Over 1/2 an Acre of Private, Treed Waterfront
- 4 bedrooms and 4 baths
- Open concept Living, Dining & Kitchen
- Living room features Gas Fireplace
- Walk out to Deck overlooking Bay from both Living & Dining Rms
- 2 Master Bedrooms, both with Ensuites
- Beautiful award winning gardens
- Ride the Georgian Trail to downtown Thornbury

Today in Thornbury the entrepreneurial spirit is alive and well. Located between Collingwood and Meaford, this quaint town over the years has been home to a wide spectrum of businesses with Bruce Street still active with an eclectic mix of shops, restaurants and artisans.



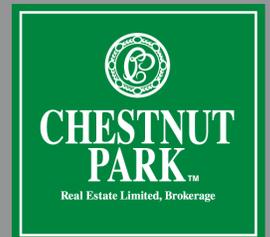
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