# Cross Property Client Full RES

**285 SUNSET BOULEVARD**
**The Blue Mountains, ON N0H 2P0**
**Grey County/Blue Mountains (The)/**

**Residential/Single Family/For Sale** **Price: $1,790,000.00**
**Active**

Next OH: **Member: Sat Feb 16, 1:00PM-2:00PM**

| | | | |
|---|---|---|---|
| MLS®#: | **175925** | | |
| List Date: | **14-Feb-2019** | Bedrooms (AG/BG): | **4 (4/0)** |
| | | Bathrooms (F/H): | **4 (3/1** |
| Type: | **Detached** | | |
| Style: | **2 Storey** | | |
| Sqft Above Grade: | **1,547** | Sqft Below Grade: | **612** |
| Sq Ft Finished | **2,059** | Sq Ft. Unfinished | **100** |
| Sq Ft Source: | **Public Records** | | |
| New Construction: | **No** | # Rooms: | **12** |
| Title/Ownership: | **Freehold** | Recreational: | **Yes** |
| Fronting On: | **North** | Year Built/Desc: | **1976/Completed / New** |
| Lot Front: | **75.00** | Lot Depth: | **273.00** |
| Road Access Fee: | | Lot Size/Acres: | **0.5-0.99 Acres/** |
| Access: | **Boat Access, Municipal road, Paved Road, Year Round** | | |
| Garage Spaces/Type: | **2.0/Attached** | | |
| Driveway Spaces/Type: | **6/Private Double Wide/Interlock** | | |
| Waterfront: | **Yes** | WF Exposure: | **North East** |
| WF Type/Name: | **Lake/Georgian Bay** | | |
| Shore Rd Allowance: | **Owned** | WF Frontage Ft: | **77** |
| WF Features: | **Beach** | | |
| Shore Line: | **Clean, Gravel, Mixed, Rocky, Sandy, Shallow** | | |
| Leased Land Fee: | | | |

Public Remarks: **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.**

Directions: **Hwy 26 to Lora Bay Drive. Turn left on Sunset Blvd.**

## Interior Features

| | | | |
|---|---|---|---|
| Interior Features: | **Bed & Breakfast, In-Law Suite, Main Floor Laundry, Skylight, Smoke Detector, Sump Pump, Winterized** | | |
| Basement: | **Full/Fully Finished/Walk-Out** | Fireplace: | **Natural Gas** |
| Heat Primary/Sec: | **Forced Air-Gas/Fireplace-Gas** | | |
| HVAC: | **Central Air** | Foundation: | **Concrete Block** |
| Under Contract $: | | UFFI: | Furnace Age: **2018** |
| Under Contract/Rental Items: | **None** | | Plumbing Age: |

## Exterior Features

| | | | | | |
|---|---|---|---|---|---|
| Add'l Monthly Fees: | | Exposure: | Pool: | **None** | |
| Lot Shape: | **Rectangular** | Lot Irregularities: | | FH Common Fee: | **No** |
| Exterior Finish: | **Vinyl Siding** | | | | |
| Restrictions: | **Conservation Control** | | | | |
| Services: | **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, School Bus Route, Telephone** | | | | |
| Topography: | **Flat** | | Alternative Power: | | |
| Roofing: | **Asphalt** | | Yr Roof Surface Replaced: **2014** | | |
| Water/Supply Type: | **Municipal-Metered/** | | Sewage: **Municipal Sewers** | | |
| Exterior Features: | **Deck(s)** | | | | |
| Site Influences | **Beach, Golf, Lake Access, Landscaped, Major Highway, Marina, Park, Playground Nearby, Trails, Water View** | | | | |

## Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Central Vac, Garage Door Opener, Satellite Dish, Satellite Equipment, Window Coverings**

Exclusions: **Downstairs Freezer, Stained glass and hand carved panels. Will be replaced with regular glass and wood panels before close.**

## Tax Information

| | | | | | |
|---|---|---|---|---|---|
| Roll#: | **424200001511502** | Local Improve Fee/Comments / | | | |
| Pin#: | **317300496** | Zoning: | **RESIDENTIAL** | Taxes/Year: | **$6,513/2018** |
| Assessment $/Year: | **$720,000/2016** | Survey/Year: | **No** | Survey Type: | |
| Legal Description: | **LT 5 PL 442 COLLINGWOOD; THE BLUE MOUNTAINS** | | | | |

## Rooms

| Room | Level | Dimensions | Features |
|---|---|---|---|
| **Kitchen** | M | **10'x8'** | |
| **Dining Room** | M | **9'x9'** | |
| **Living Room** | M | **22'x11'** | |
| **Master Bedroom** | 2 | **11'x11'5"** | |
| **Bedroom** | 2 | **10'x10'5"** | |
| **Bedroom** | 2 | **10'5"x10'5"** | |
| **Office** | LAG | **14'x10'5"** | |
| **Master Bedroom** | LAG | **18'x10'5"** | |
| **Ensuite** | 2 | | **4-Piece** |
| **Ensuite** | LAG | | **3-Piece** |
| **Bathroom** | 2 | | **3-Piece** |
| **Bathroom** | M | | **2-Piece** |