



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



## Listing Information Package 155 Bruce Street South, Thornbury



KAREN E. WILLISON Sales Representative  
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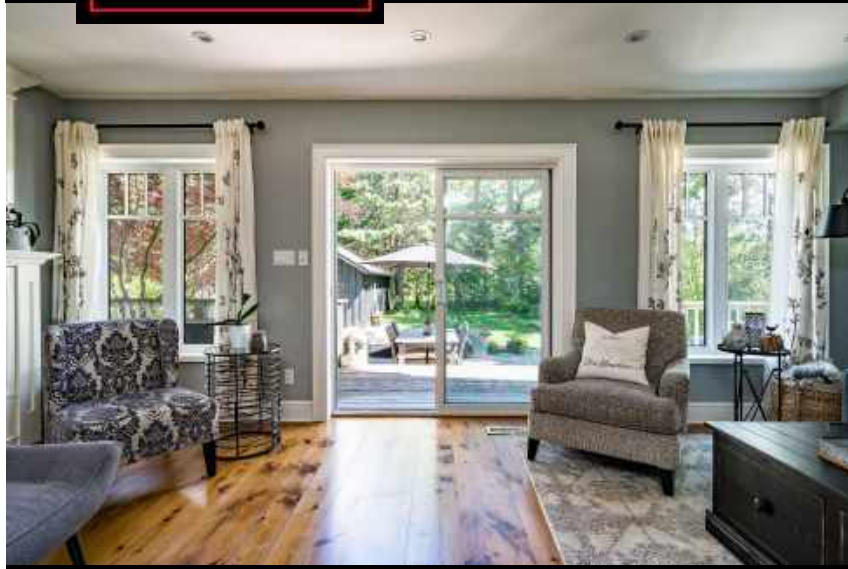


LOCATIONS **NORTH**





**CollaborativeRealEstate.ca**



3080 sq. ft.



4 Bed



3 Bath




# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

## **Quick Facts** **155 Bruce Street South, Thornbury**

- Updated throughout while keeping all the charm of a classic red brick century home
- Fantastic location within walking distance to all that Thornbury has to offer
- Stunning entertainers backyard with everything you could ever need to relax and unwind
- Two story addition adds a spacious family room on the main level and a luxurious primary suite on the upper level
- Fully finished 3rd floor loft with bedroom and living area
- Huge detached garage big enough for 4 cars and storage
- 4 bedroom
- 3 bath



**KAREN E. WILLISON**  
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO  
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155 BRUCE Street S, Thornbury, Ontario N0H 2P0

Client Full  
**Active / Residential**

**155 BRUCE St S Thornbury**

MLS® #: 40275383  
 Price: \$1,950,000



Grey/Blue Mountains/Blue Mountains

2.5 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	3	2	
Third	1		

Beds: 4 ( 4 + 0)  
 Baths: 3 ( 3 + 0)  
 SF Fin Total: 3,081/Other  
 SF Fin Range: 3001 to 4000  
 AG Fin SF: 3,080.63/Other  
 Common Interest: Freehold/None  
 Tax Amt/Yr: \$4,843/2021

Remarks/Directions

Public Rmks: The quintessential Thornbury century home. Live the village life strolling to beautiful downtown gourmet shops, fine dining, coffee spots & more. Less than 100 metres in the other direction is the library & elementary school. This rare red brick home on an extra large lot has outdoor space & privacy in spades. A covered wraparound porch leads to an entertainers backyard with multiple decks, patios, hot tub, fire pit & landscape lighting. Indoors, a family room addition offers a wall of windows & sliding doors to the parklike view, a gas fireplace, loads of built-ins & pine plank flooring. The kitchen dining combo offers more upgraded fresh built-ins to make for a functional yet warm space with Bosch appliances & a bar fridge. The dining room takes advantage of the large picture window with stained glass transom. Another main floor living room where the sunset filters through the picture window & stained glass could be an extra bedroom, a den/office or sitting area. The bath on this level is multipurpose, with an exterior door to the covered porch & hot tub, a shower, laundry area & heated floor. The primary bedroom on the second floor is your private oasis. Above the family room addition, this 550 sq.ft. suite has a soaring cathedral ceiling & plenty of room for a sofa to snuggle in front of the gas fireplace & entertainment unit. Another wall of windows with a Juliette balcony overlooks the maple & spruce trees beyond & will surely be a prime spot for a peaceful morning coffee. French doors take you to a massive ensuite with heated floors, double sinks, a soaker tub & double steam shower. There are two more bedrooms on this floor & another bathroom. Take the spiral staircase to the charming third floor with a bedroom & separate sitting room. This has been a well-loved carefully maintained home. An oversized 20 X 40 detached garage allows for storage & up to four vehicles. A must see home with all the conveniences of town & easy access to the Georgian Bay lifestyle.

Directions: Hwy 26 to Bruce Street South to sign on left between Alfred Street & Napier Street  
 Cross St: Napier Street

Common Elements

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				
Exterior				
Exterior Feat:	Balcony, Deck(s), Hot Tub, Landscape Lighting, Landscaped, Patio(s), Porch, Privacy			
Construct. Material:	Brick, Vinyl Siding, Wood		Roof:	Asphalt Shingle
Shingles Replaced:	2022	Foundation:	Prop Attached:	Detached
Year/Desc/Source:	1885/Estimate/Estimated		Apx Age:	100+ Years
Property Access:	Municipal Road, Paved Road		Rd Acc Fee:	
Pool Features:	None			
Garage & Parking:	Detached Garage//Private Drive Double Wide//Asphalt Driveway			
Parking Spaces:	14	Driveway Spaces:	10.0	Garage Spaces: 4.0
Services:	Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone Available			
Water Source:	Municipal-Metered		Sewer:	Sewer (Municipal)
Lot Size Area/Units:	0.470/Acres	Acres Range:	< 0.5	Acres Rent:
Lot Front (Ft):	98.31	Lot Depth (Ft):	208.54	Lot Shape:
Location:	Urban	Lot Irregularities:	98.31ft. x 208.54ft. x 98.31ft. x 208.71ft.	Land Lse Fee:
Area Influences:	Ample Parking, Beach, Downtown, Golf, Hospital, Library, Marina, Open Spaces, Park, Place of Worship, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing, Trails			
Topography:	Flat, Level		Fronting On:	East
Restrictions:			Exposure:	West
School District:	Bluewater District School Board, Bruce-Grey Catholic District School Board			
High School:	Georgian Bay Community, St. Mary's, Pretty River Academy			

Elementary School: **Beaver Valley Community School, Georgian Bay Community (FI), Pretty River Academy, Notre Dame Catholic**

#### Interior

Interior Feat: **Auto Garage Door Remote(s), Bar Fridge, Ceiling Fans, Central Vacuum, On Demand Water Heater, Sump Pump, Water Heater Owned**  
Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
Basement: **Full Basement** Basement Fin: **Unfinished**  
Laundry Feat: **In Bathroom, Main Level**  
Cooling: **Central Air**  
Heating: **Fireplace-Gas, Forced Air, Gas, In-Floor**  
Fireplace: **2/Natural Gas** FP Stove Op:  
Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings, Wine Cooler**  
Exclusions: **Outdoor wetbar**  
Furnace Age: **2021** Tank Age: UFFI:

#### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **PT PARKLT 4 NE/S NAPIER ST PL THORNBURY AS IN R381014; THE BLUE MOUNTAINS**  
Zoning: **R1-1** Survey: **Available/ 1997**  
Assess Val/Year: **\$547,000/2022** Hold Over Days: **120**  
PIN: **371400420** Occupant Type: **Owner**  
ROLL: **424200001808500**  
Possession/Date: **Flexible/2022-09-01** Deposit: **5% Minimum**  
Possession Rmks: **Early September**

#### Brokerage Information

List Date: **06/14/2022**  
List Brokerage: **Royal LePage Locations North (Collingwood Unit B) Brokerage**   
Source Board: **The Lakelands**

**Prepared By: KAREN E. WILLISON, Salesperson**

**Date Prepared: 06/14/2022**

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**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

#### MLS® #: 40275383

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	14' 6" X 11' 11"	4.42 X 3.63	Crown Moulding, Hardwood floor
Dining Room	Main	11' 10" X 11' 11"	3.61 X 3.63	Hardwood floor, Stained glass window
Living Room	Main	11' 10" X 12' 1"	3.61 X 3.68	California Shutters, Hardwood floor, Stained glass window
Family Room	Main	21' 1" X 12' 11"	6.43 X 3.94	Balcony/Deck, Fireplace, Hardwood floor, Sliding doors
Bathroom	Main	9' 8" X 7' 10"	2.95 X 2.39	3-Piece, Balcony/Deck, Heated Floor, Laundry, Linen closet, Stone floor
<u>Desc:</u> Convenient access from exterior as well as interior plus laundry facilities				
Bedroom Primary Second		20' 10" X 21' 6"	6.35 X 6.55	Balcony/Deck, Cathedral Ceiling, Ensuite, Fireplace, Hardwood floor, Walk-in Closet
Primary Ensuite Bathroom	Second	9' 5" X 16' 11"	2.87 X 5.16	5+ Piece, Cathedral Ceiling, Double sink, French doors, Heated Floor, Linen closet, Tile Floors
<u>Desc:</u> Double Steam Shower				
Bedroom	Second	11' 11" X 12' 0"	3.63 X 3.66	Hardwood floor
Bedroom	Second	11' 11" X 12' 0"	3.63 X 3.66	Hardwood floor
Bathroom	Second	8' 2" X 5' 7"	2.49 X 1.70	4-Piece, Tile Floors, Wainscoting
Loft	Third	27' 11" X 11' 11"	8.51 X 3.63	Laminate, Separate Heating Controls
Bedroom	Third	15' 1" X 12' 5"	4.60 X 3.78	Laminate, Separate Heating Controls

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## 10 Favourite Things About 155 Bruce Street South, Thornbury

1	Rare red brick century home with modern updates.
2	Spacious 550 sq. ft. primary bedroom with private balcony.
3	Luxurious large primary ensuite includes a decadent steam shower.
4	New modern kitchen and dining room area with plenty of cabinet space.
5	Extra large backyard with mature trees, new deck, firepit, hot tub, landscaping and lighting.
6	Large separate garage for up to four vehicles and storage space.
7	3rd floor attic with bedroom and common living area. Accessible by spiral staircase.
8	Layout of the house provides spaces for family members or guests to work from home or gather.
9	New furnace, air conditioner, roof & generator makes the home low maintenance.
10	Convenient location to school, trails, beaches. Walk to downtown Thornbury for shopping and restaurants.



## Expense/Utility/House Details

Property Address: 155 Bruce Street South, Thornbury

### House Details

Item	Year	Notes
Year Home was Built	1885 (approximate)	Main structure
Air Conditioner (main unit)	2004	
Air Conditioner (attic space)		AirWorks ASAC120006
Windows	2016	Kitchen & dining room
Roof	2022	Spring
Furnace	2021	Fall
Generator	2019	

### Fees and Utility Costs (incl. tax)

Utility	Yearly Cost	Provider
Current Property Taxes	\$4,800.00	Town of The Blue Mountains
Insurance Premium	\$2,700.00	Howick Insurance
Gas	\$800.00	Union Gas
Hydro	\$2,800.00	Epcor
Water/Sewer	\$1,550.00	Town of The Blue Mountains
Internet/Cable Provider	\$1,400.00	Rogers
Lawn/Garden Maintenance	\$1,000.00	Heartwood Landscapes (bi-weekly)
Snow Removal	\$500.00	Retiree

### Appliances

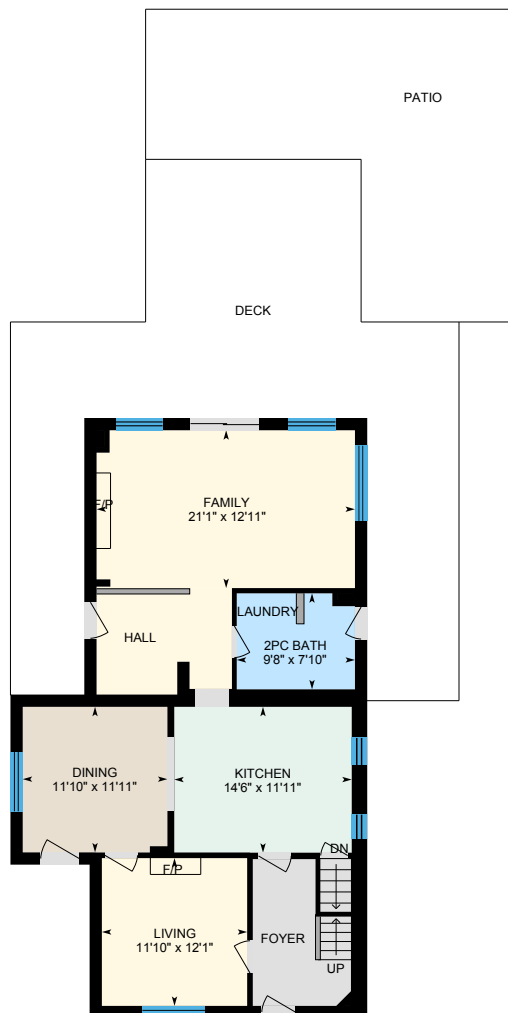
Appliance	Make/Model	Year/Notes
Refrigerator	Bosch / B30BB830SS	2016
Dishwasher	Bosch / 5HX65T55UC	2016
Gas Stove/Electric Oven	Bosch / HD1P054C	2016
Beverage Fridge	Danby / ARRZAPAS9000	2016
Microwave	BOSCH / HMC80251UC	2016
Washer	LG / 607PNSV12678	2016
Dryer	LG / 607KWLR0W776	2016

### Additions/Upgrades

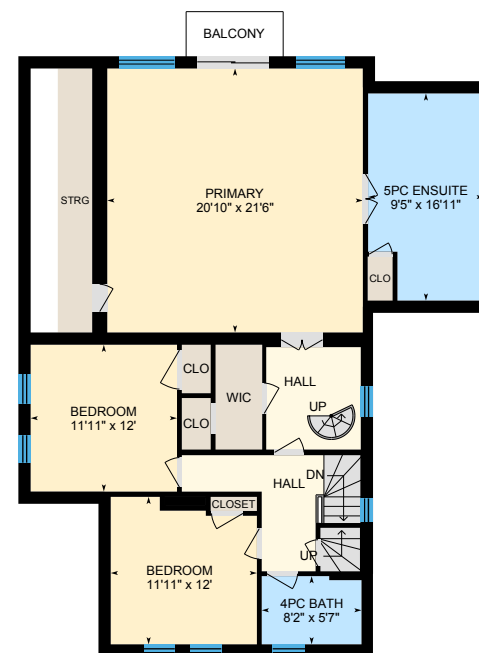
Item	Year	Details/Notes
Backyard Landscaping	2019	
Kitchen/Dining Room	2016	
Flooring - Living Room, Bedroom & Entrance	2016	In-floor heating in entrance and bathroom

# 155 Bruce St S, Thornbury, ON

Main Building: Total Exterior Area Above Grade 3080.63 sq ft



**Main Floor**  
Exterior Area 1201.89 sq ft



**2nd Floor**  
Exterior Area 1477.64 sq ft

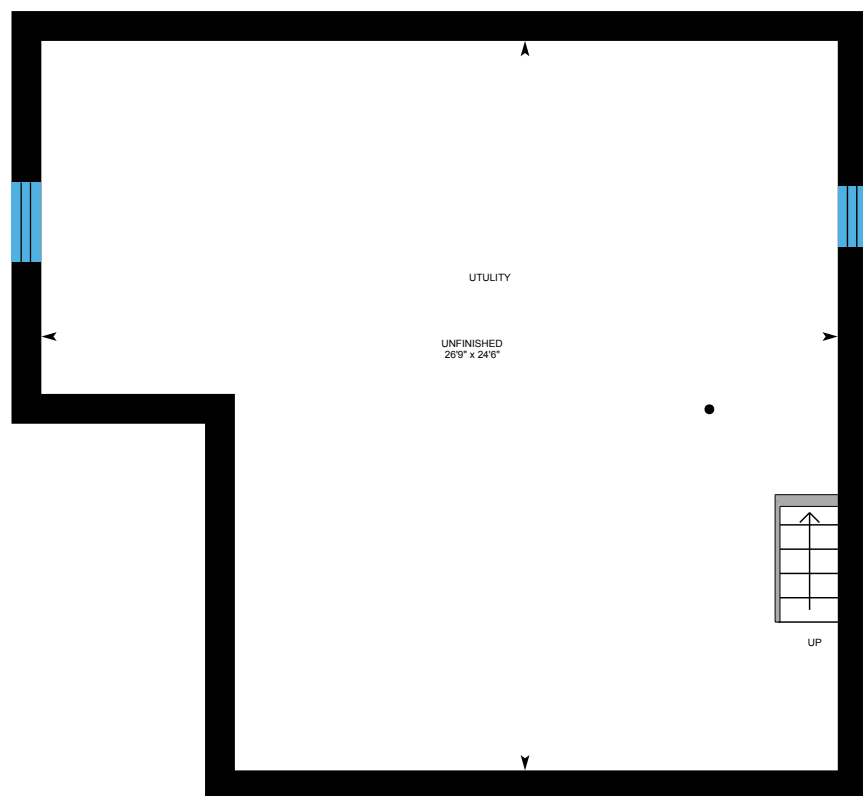


0 7 14  
ft

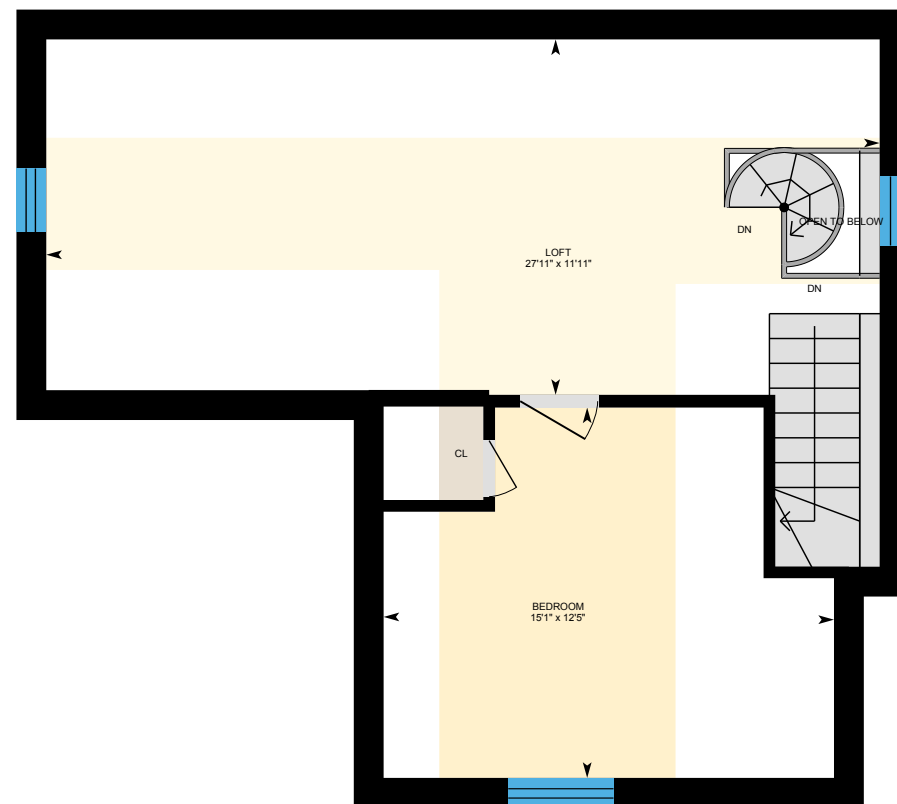
PREPARED: 2022/06/06

# 155 Bruce St S, Thornbury, ON

Main Building: Total Exterior Area Above Grade 3080.63 sq ft



**Basement (Below Grade)**  
Exterior Area 106.44 sq ft



**3rd Floor Loft**  
Exterior Area 401.10 sq ft

0 3 6  
ft

PREPARED: 2022/06/06

# 155 Bruce St S, Thornbury, ON

**Main Floor** Exterior Area 1201.89 sq ft  
Interior Area 1049.62 sq ft



0 6 12 ft

PREPARED: 2022/06/06



# 155 Bruce St S, Thornbury, ON

**2nd Floor** Exterior Area 1477.64 sq ft  
Interior Area 1305.59 sq ft  
Excluded Area 48.45 sq ft



0 4 8 ft

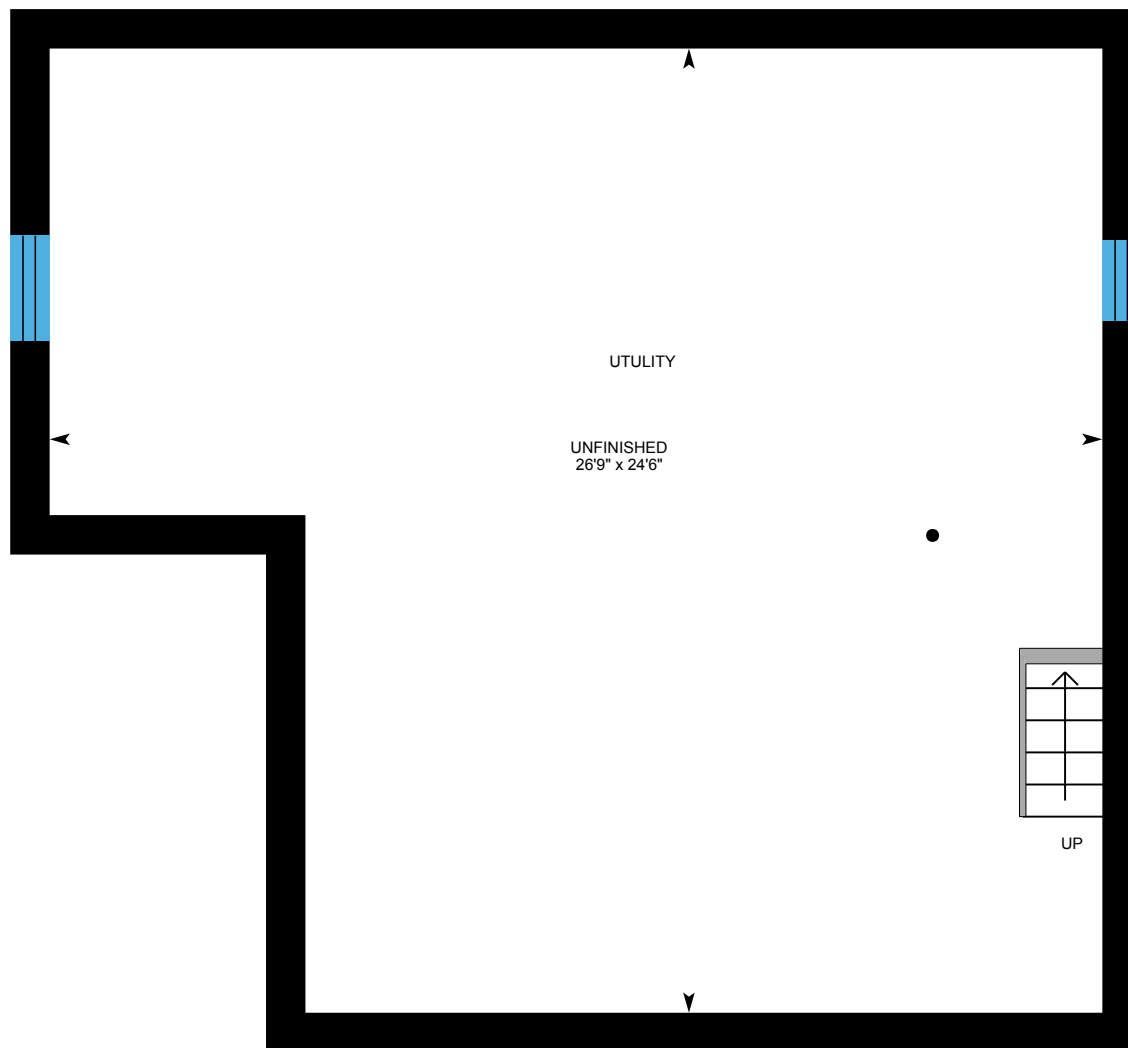
PREPARED: 2022/06/06



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 155 Bruce St S, Thornbury, ON

**Basement (Below Grade)** Exterior Area 106.44 sq ft  
Excluded Area 571.76 sq ft



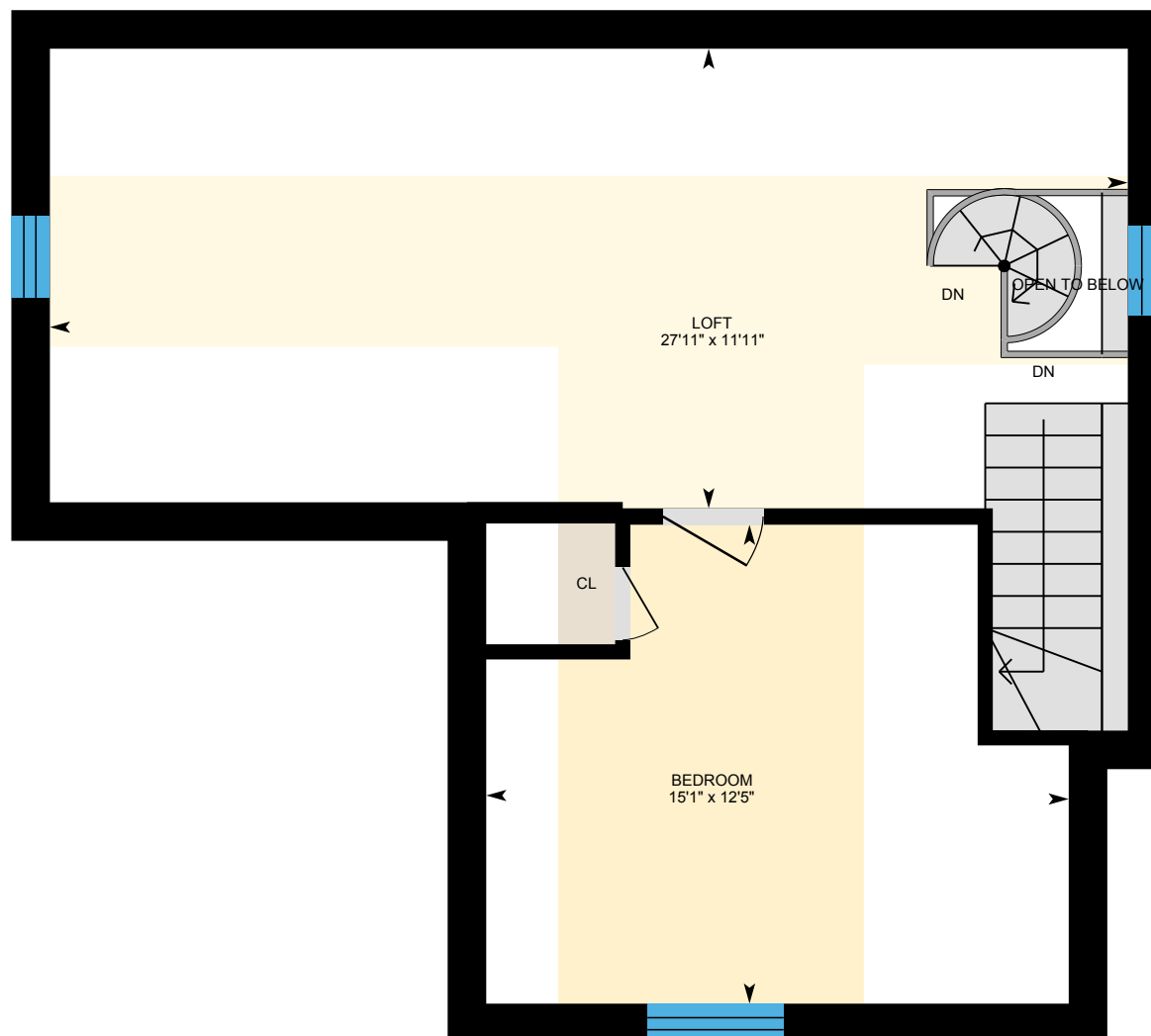
0 2 4 ft

PREPARED: 2022/06/06



# 155 Bruce St S, Thornbury, ON

**3rd Floor Loft** Exterior Area 401.10 sq ft  
Interior Area 291.57 sq ft  
Excluded Area 243.32 sq ft



0 2 4  
ft

PREPARED: 2022/06/06



# 155 Bruce St S, Thornbury, ON

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

2pc Bath: 9'8" x 7'10"  
Dining: 11'10" x 11'11"  
Family: 21'1" x 12'11"  
Kitchen: 14'6" x 11'11"  
Living: 11'10" x 12'1"

##### 2ND FLOOR

4pc Bath: 8'2" x 5'7"  
5pc Ensuite: 9'5" x 16'11"  
Bedroom: 11'11" x 12'  
Bedroom: 11'11" x 12'  
Primary: 20'10" x 21'6"

##### BASEMENT

Unfinished: 26'9" x 24'6"

##### 3RD FLOOR LOFT

Bedroom: 15'1" x 12'5"  
Loft: 27'11" x 11'11"

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 1049.62 sq ft  
Perimeter Wall Thickness: 12.0 in  
Exterior Area: 1201.89 sq ft

##### 2ND FLOOR

Interior Area: 1305.59 sq ft  
Excluded Area: 48.45 sq ft  
Perimeter Wall Thickness: 12.0 in  
Exterior Area: 1477.64 sq ft

##### BASEMENT (Below Grade)

Excluded Area: 571.76 sq ft  
Perimeter Wall Thickness: 12.0 in  
Exterior Area: 106.44 sq ft

##### 3RD FLOOR LOFT

Interior Area: 291.57 sq ft  
Excluded Area: 243.32 sq ft  
Perimeter Wall Thickness: 12.0 in  
Exterior Area: 401.10 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 2646.78 sq ft  
Excluded Area: 291.77 sq ft  
Exterior Area: 3080.63 sq ft

# 155 Bruce St S, Thornbury, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2017:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2017:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>



**Town of The Blue Mountains**  
 Box 310, 32 Mill Street, Main Floor Finance  
 Thornbury, Ontario N0H 2P0  
 Tel: 1-888-BLU MTNS (1-888-258-6867 ext 221)  
 Local: (519) 599-3131 • Fax: (519) 599-2474  
 tax@thebluemountains.ca • www.thebluemountains.ca

# Tax Bill

Final 2021

Billing Date Aug 4, 2021

Roll No. 4242 000-018-08500-0000	Customer ID. [REDACTED] 9850
Mortgage: [REDACTED]	Mortgage No. [REDACTED]
Name and Address [REDACTED] 155 BRUCE ST S PO BOX 688 THORNBURY, ON N0H 2P0	Municipal Address/Legal Description 155 - BRUCE S TOWN PLOT PT LOT 4 NAPIER E/S

Assessment Class and Value		Description and School Support		Town (Lower Tier)		County (Upper Tier)		Province - Education	
				Tax Rate	Amount	Tax Rate	Amount	Tax Rate	Amount
RTEP	547,000	Residential - English Public		0.00368867	\$2,017.70	0.00363523	\$1,988.47	0.00153000	\$836.91
Sub Totals >>>				Town Levy	\$2,017.70	County Levy	\$1,988.47	Ed Levy	\$836.91
Special Charges				Instalments		Summary			
				August 26, 2021		Tax Levy Sub-Total (Town+ County+Education)		\$4,843.08	
				\$1,226.96		Special Charges		\$0.00	
				October 26, 2021		2021 Tax Cap Adjustment		\$0.00	
				\$1,226.00		Final 2021 Levies		\$4,843.08	
						Less Interim Billing		\$2,390.12	
						Past Due / - Credit		\$0.00	
Total				\$0.00		Total Amount Due		\$2,452.96	

## Schedule 2

Final 2020 Levies Total Year over Year Change Final 2021 Levies

\$4,780.24 \$62.84 \$4,843.08

Final 2020 Levies	\$4,780.24
2020 Annualized Taxes	\$4,780.24
2021 Town Levy Change	\$22.45
2021 County Levy Change	\$41.16
2021 Education Levy Change	
2021 Tax Change Due to Reassessment	-\$0.77
Final 2021 Levies	\$4,843.08

## Schedule 3

Commercial Industrial Multi-Res.

2021 CVA Taxes			
2020 Annualized Taxes			
2021 Tax Cap Amount			
2021 Education Levy Change			
2021 Municipal Levy Change			
Final 2021 Taxes			

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

**Town of The Blue Mountains**  
 32 Mill St. P.O. Box 310  
 Thornbury, Ontario N0H 2P0  
 Please make cheque payable to: Town of The Blue Mountains  
 Pay promptly to avoid penalty. Return Bill intact if receipt  
 required, otherwise, return stub only. 1.25% of unpaid taxes  
 will be added as penalty on the first day of the month after due  
 date and on the first day of each month thereafter until paid.  
**SEE REVERSE OF BILL FOR FURTHER INFO**

Received from:

Roll # 4242 000-018-08500-0000

Name [REDACTED]

Address 155 BRUCE ST S PO BOX 688  
 THORNBURY, ON N0H 2P0

Due Date

Total Due

October 26, 2021

\$1,226.00



22354 9001

96

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

# PRODUCT REGISTRATION



Registration date: September 20, 2021

## CONFIRMATION

### Dear

Thank you for purchasing new air conditioning and/or heating equipment from the ICP family of brands.

Please retain a copy of this confirmation sheet for your records.

Your registration confirmation number is **Z004900964059I**.

### Equipment Owner

155 BRUCE ST S, GD,  
THORNBURY, ON, N0H 2P0  
CANADA

### Equipment Location

155 BRUCE ST S, GD,  
THORNBURY, ON, N0H 2P0  
CANADA

### Dealer Information

krc mechanical,  
8388 21 22 sideroad Nottawasaga,  
duntroon, ON, L0M1H0  
CANADA  
(705) 607-6064  
k-bcrawford@hotmail.com

### Type of purchase

Replacement of existing equipment

### Application Type

Residential Single Family

### Installed Products

Serial Number	Model Number	Installation Date	Coverage	End Date
a203749160	G96VTN0801716A	09/18/2021	Primary Heat Exch-Furnace	09/18/2051
			Secondary Heat Exch-Furnace	09/18/2051
			SPP Heat Exch Aluminized	09/18/2051
			No Hassle	09/18/2026
			Enhanced Parts Warranty	09/18/2031

### If your new system ever needs a repair, ask for Fast OEM Parts®

Fast OEM (Original Equipment Manufacturer) Parts® have been designed and built specifically for ICP equipment brands and meet exact specifications, ensuring optimum system performance, proven reliability, easy installation and maintenance, as well as safe system operation.

U.L. & C.S.A. qualified

Preserves the original manufacturer's warranty

Preserves the original efficiency of the system

Meets rigorous factory run life design specifications

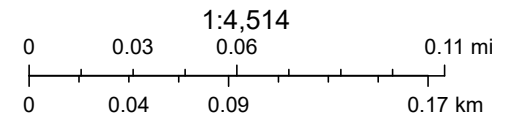
# 155 Bruce Street South - Zoning Map

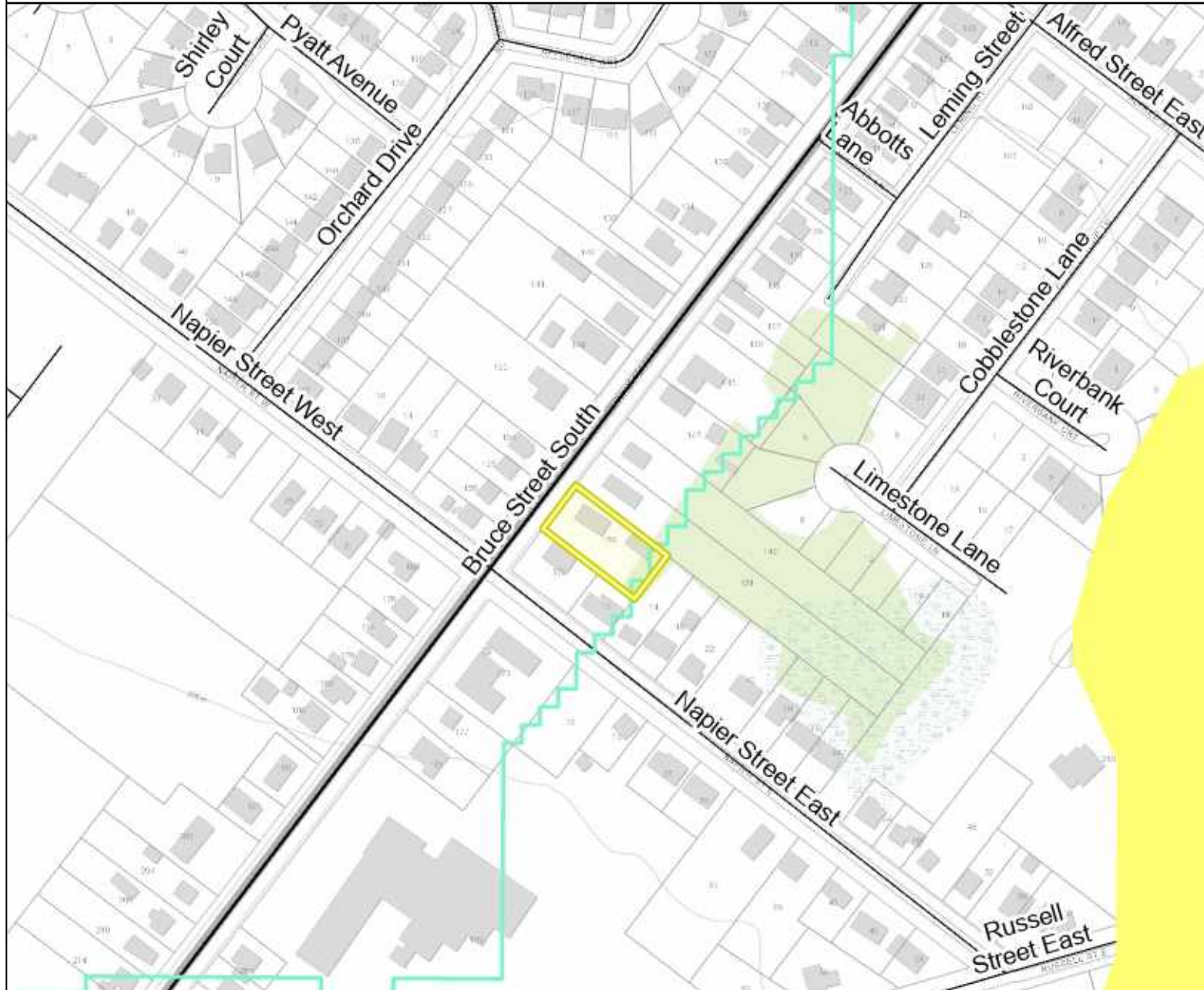


June 8, 2022


















- Bruce St Marsh St Corridor
- Source Water Protection
- Base\_ReferenceLayers - Parcel (Assessment) Re-aligned

- TheBlueMountains\_LandUse - Zoning Bylaw 2018-65 - Realign
- Residential One (R1-1)
  - Residential One (R1-2)
  - Residential Two (R2)





## Legend

-  Sub-Watershed Boundary
-  Wet Areas - GSCA
-  Wet Areas - GRCA
-  Water Features
-  Watercourses
-  Floodplains - NVCA
-  Floodplains - GRCA
- Approximate Regulated and Screen SVCA
-  Approximate Regulated Area
-  Approximate Screening Area
-  Regulations - GSCA
-  Regulations - NVCA
- Large Scale Roads
-  Provincial Highway
-  County Road
-  Township Road
-  Seasonal Road
-  Parcels - Current
-  Grey County Boundary

## Notes

222 0 111 222 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© County of Grey



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Printed June 8, 2022

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