



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

182 Bruce Street South, Thornbury



KAREN E. WILLISON Sales Representative
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LOCATIONS NORTH





[CollaborativeRealEstate.ca](https://www.collaborativerealestate.ca)



2216 sq. ft.



4 Bed



2 Bath

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

Client Full [182 BRUCE St S Thornbury](#) MLS® #: 40142511
Price: **\$798,000**



Grey/Blue Mountains/Blue Mountains
1.5 Storey/House

	Beds	Baths	Kitch
Main	1	1	1
Second	3	1	

Beds: **4 (4 + 0)**
 Baths: **2 (2 + 0)**
 SF Total: **2,216/Other**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **2,216.39/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,298/2020**

Remarks/Directions

Public Rmks: An exceptional lot that feels like you have escaped to a countryside cottage while living within walking distance of the town of Thornbury. Large 65X165' property edged by fabulous perennial gardens under towering maple trees. So many places to sit and enjoy the outdoors, from the covered front deck to numerous idyllic backyard spots. There are two front doors, one into the large main entranceway with room to welcome guests, the other opens directly to the kitchen, for a real welcoming country feel. The kitchen features loads of pine cupboards and handy drawers. Even more built-ins are on the large dining side, with glass fronted cabinetry and open shelving to display your favorite pieces. The kitchen has plenty of room for a large family-sized table. This is a charming room with five separate windows, not including the glass door to the exterior. So unique. Enjoy the calm and peaceful view from the living room through large windows and French doors to the back yard. Built-ins here also make great use of space. The main floor master with ensuite even has a door to the back yard plus an amazing window to enjoy the garden as well as a walk-in closet and enough space to live comfortably, to add a cozy chair and a dresser. On the second floor are three good-sized bedrooms, laundry and a large full bathroom. Lots of cupboards and storage on both floors in this idyllic 150-year old home.

Directions: **Hwy 26, South on Bruce Street South, pass Napier Street West, sign on right side**
 Cross St: **Napier Street West**

Common Elements

Exterior

Exterior Feat:	Deck(s), Landscaped, Patio(s), Porch, Privacy			Roof:	Asphalt Shingle
Construct. Material:	Board & Batten			Prop Attached:	Detached
Shingles Replaced:	2018	Foundation:	Concrete Block, Stone	Apx Age:	100+ Years
Year/Desc/Source:	//Estimated			Rd Acc Fee:	
Property Access:	Municipal Road, Paved Road			Winterized:	
Other Structures:	Shed				
Pool Features:	None				
Garage & Parking:	, Private Drive Double Wide, Gravel Driveway				
Parking Spaces:		Driveway Spaces:	4.0	Garage Spaces:	
Parking Level/Unit:		Parking Assigned:		Sewer:	Sewer (Municipal)
Services:	Cable, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone				
Water Source:	Municipal-Metered				
Lot Size Area/Units:	/	Water Tmnt:		Acres Rent:	
Lot Front (Ft):	66.00	Acres Range:	< 0.5	Lot Shape:	Irregular
Location:	Urban	Lot Depth (Ft):	165.00	Land Lse Fee:	
		Lot Irregularities:	67.04ft. x 160.7ft. x 68.35ft. x 160.3ft.		
Area Influences:	Beach, Golf, Library, Marina, Open Spaces, Park, Place of Worship, Rec./Community Centre, River/Stream, School Bus Route, Schools, Shopping Nearby, Skiing, Trails				
Topography:	Flat			Fronting On:	West
Restrictions:				Exposure:	East
School District:	Bluewater District School Board				
High School:	Georgian Bay Community - Secondary, Pretty River Academy				
Elementary School:	Beaver Valley Community School, Pretty River Academy, St. Vincent Euphrasia				

Interior

Interior Feat: **Central Vacuum**
 Security Feat: **Smoke Detector(s)**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Laundry Feat: **Upper Level**
 Cooling: **Central Air**
 Heating: **Baseboard, Forced Air, Gas**
 Under Contract: **Hot Water Heater** Contract Cost/Mo: **34.22**
 Inclusions: **Central Vac, Dishwasher, Dryer, Microwave, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Add Inclusions: **Humidifier in basement, kitchen island chairs, 2 chests of drawers under shelving unit in living room, all garden tools & lawnmower in shed.**
 Exclusions: **Hot Water Tank (rental)**
 Furnace Age: **2020** Tank Age: UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT PARKLT 3 SW/S NAPIER ST PL THORNBURY AS IN R522860; THE BLUE MOUNTAINS**
 Zoning: **Residential (R1-1)** Survey: **Available/**
 Assess Val/Year: **\$263,000/2021** Hold Over Days: **120**
 PIN: **371370111** Occupant Type: **Owner**
 ROLL: **424200001804400**
 Possession/Date: **Flexible/** Deposit: **Minimum 5%**

Brokerage Information

List Date: **07/23/2021**
 List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#) 
 Source Board: **Southern Georgian Bay**

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

Date Prepared: **07/23/2021**

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Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40142511

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	9' 1" X 14' 1"	2.77 X 4.29	Beamed ceiling, Double sink, Hardwood floor, Open Concept, Pantry
Dining Room	Main	12' 7" X 17' 1"	3.84 X 5.21	Beamed ceiling, Hardwood floor, Open Concept
Desc: Built in Sideboard & China Hutch				
Living Room	Main	21' 2" X 16' 10"	6.45 X 5.13	French doors, Hardwood floor
Bedroom Primary	Main	15' 8" X 19' 1"	4.78 X 5.82	Ensuite, Hardwood floor, Walk-in Closet
Bathroom	Main	8' 4" X 5' 0"	2.54 X 1.52	3-Piece, Ensuite, Vinyl Flooring
Bedroom	Second	12' 4" X 17' 5"	3.76 X 5.31	Hardwood floor, Vaulted Ceiling
Bedroom	Second	12' 3" X 14' 3"	3.73 X 4.34	Hardwood floor, Vaulted Ceiling
Bedroom	Second	13' 11" X 8' 4"	4.24 X 2.54	Hardwood floor, Vaulted Ceiling, Walk-in Closet
Bathroom	Second			4-Piece, Vinyl Flooring

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Expense/Utility/House Details

Property Address: 182 Bruce Street South, Thornbury

House Details

Item	Year	Notes
Year Home was Built	Estimated 1871	
Air Conditioner	2019	
Windows	2007	
Roof	2018	
Furnace	2020	

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$2,298.36	Town of Blue Mountains
Insurance Premium	\$2,765.01	
Gas	\$984.00	Enbridge
Hydro	\$1,176.00	Epcor
Rental Equipment Contracts	\$410.64	Reliance (water heater)
Water/Sewer	\$720.00	Town of Blue Mountains
Internet/Cable Provider	\$600.00	B.M.T.S
Snow Removal	\$500.00	

Rental Equipment

Item	Provider	Contact/Notes
Hot Water Heater	Reliance	

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator		
Dishwasher		
Stove/Oven		
Microwave		
Washer		2015
Dryer		2020

Additions/Upgrades

Item	Year	Details/Notes
Hardwood floors sanded	2018	

Additional Notes:

Garden tools and lawnmower will be left in the shed.
Humidifier in the basement will be left.
Island chairs will be left.
Two chests of drawers under the shelving unit in the living room will be left.



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10 Favourite Things About This Home –
182 Bruce Street South, Thornbury

1	Bright and airy with lots of windows
2	A gardener's paradise of perennial gardens surround the home, providing beautiful curb appeal and a lovely oasis to relax in
3	A comfortable and welcoming place to be
4	Close to downtown Thornbury shops, parks, waterfront & marina
5	Large front entranceway
6	A direct entrance into the kitchen makes grocery unloading convenient
7	Primary bedroom has a large window with a great view and a door leading directly to the gardens
8	Convenient second floor laundry
9	UV blinds on most windows keep the heat from sunlight out during summer months
10	Close proximity to Beaver Valley Community School, LE Shore Library and several churches

A Brief History of 182 Bruce Street South

- It is estimated that the front half of the house was built about 150 years ago.
- When the current homeowners bought the house in 1977, they built the back half of the house and renovated the older part.
- The basement is not full height because the water table is quite high in this area. There is a drainage hole in the floor connected to sewers but the basement is rarely wet.
- A further renovation was done in 2006-2007 which included new windows, siding and interior work plus creating the main floor primary bedroom and bath.



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LOCATIONS **NORTH**





Magnificent Magnolias

Dreamy Sunsets



Slumbering
Winter
Gardens



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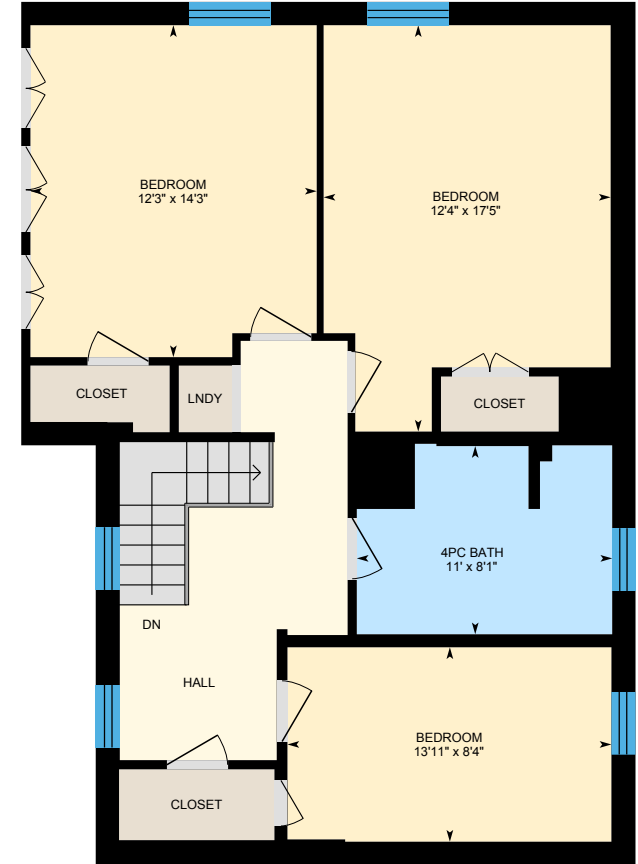


182 Bruce St S, The Blue Mountains, ON

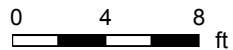
Main Building: Total Exterior Area Above Grade 2216.39 sq ft



Main Floor
Exterior Area 1288.86 sq ft



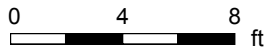
2nd Floor
Exterior Area 927.53 sq ft



PREPARED: Jul 2021

182 Bruce St S, The Blue Mountains, ON

Main Floor Total Exterior Area 1288.86 sq ft
Total Interior Area 1128.46 sq ft

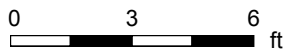


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182 Bruce St S, The Blue Mountains, ON

2nd Floor Total Exterior Area 927.53 sq ft
Total Interior Area 804.04 sq ft



PREPARED: Jul 2021



182 Bruce St S, The Blue Mountains, 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

3pc Ensuite: 8'4" x 5'
Dining: 12'7" x 17'1"
Kitchen: 9'1" x 14'1"
Living: 21'2" x 16'10"
Primary: 15'8" x 19'1"

2ND FLOOR

4pc Bath: 11' x 8'1"
Bedroom: 12'4" x 17'5"
Bedroom: 12'3" x 14'3"
Bedroom: 13'11" x 8'4"

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: 1128.46 sq ft
Perimeter Wall Length: 160 ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 1288.86 sq ft

2ND FLOOR

Interior Area: 804.04 sq ft
Perimeter Wall Length: 123 ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 927.53 sq ft

Total Above Grade Floor Area

Main Building Interior: 1932.50 sq ft
Main Building Exterior: 2216.39 sq ft

182 Bruce St S, The Blue Mountains, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. 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, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

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.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

Disclaimer

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