



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

56 McAuley Street North, Thornbury



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royalpage.ca



LOCATIONS NORTH





CollaborativeRealEstate.ca



1785 sq. ft.



3 Bed



3 Bath



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
 kwillison@royallepage.ca
 Cell: (705) 888-0075
 www.CollaborativeRealEstate.ca

56 MCAULEY Street N, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential Lease

56 MCAULEY St N Thornbury

MLS® #: 40379415

Price: **\$20,000/Per Season**



Grey/Blue Mountains/Blue Mountains 2 Storey/House

	Beds	Baths	Kitch
Lower	1	1	
Main	1	1	1
Second	1	1	

Beds (AG+BG): **3 (2 + 1)**
 Baths (F+H): **3 (3 + 0)**
 SF Total: **2,739/Other**
 SF Range: **1501 to 2000**
 AG Fin SF: **1,784.87/Other**
 BG Fin SF: **954.11/Other**
 DOM/CDOM: **3/3**
 Pets Y/N: **Restricted**
 Lease Term: **Seasonal**
 Parking Spcs: **2**
 Furnished Y/N: **Yes**

Remarks/Directions

Public Rmks: **Fantastic SUMMER SEASON LEASE property has an amazing location close to everything Thornbury has to offer. This nautically inspired Cape Cod home is steps from Bayview Park, the beach, tennis courts, the marina and of course, Georgian Bay. This pristine 3 bed, 3 bath home is available from May to September and has everything you need to while away those warm summer days and evenings. On the main floor you will find an open concept living space with a large kitchen, dining area with walk out to a large patio as well as a living room with soaring ceilings, huge stone wood burning fireplace and windows galore. Also on the main floor is a separate family room, with walkout to a deck, hot tub and flagstone patio, a bedroom and a 3 piece bath. Upstairs is a loft area perfect for reading and relaxing as well as the primary bedroom with luxurious 4 piece ensuite complete with a balcony to enjoy your morning coffee while enjoying the Bay views. The lower level provides yet another area to kick back and relax on those cooler nights in front of the fire and watch a movie. Also on this level is another bedroom, 4 piece bath and tons of storage. Now, Summer wouldn't be complete without outdoor relaxation and evening campfires and this property offers everything you need to accomplish that. A rear yard with hot tub, fire pit and convenient sleeping bunkie, for those extra guests, is surrounded by pretty perennial gardens and loads of privacy. Around the other side, off the dining room, is a large patio with dining area, direct connect BBQ and a social seating area with gas fire table. What more could you need? A short walk to town, the marina and the Bay. No smoking, no cats. Landlord to pay basic cable & internet. \$3,000.00 utility/damage deposit required.**

Directions: **Hwy 26 to Elgin Street N, turn left of Huron Street East which turns into McAuley Street N. House on left side.**
 Cross St: **Huron Street East**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse	1			No

Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped, Patio(s), Privacy**
 Construct. Material: **Wood**
 Shingles Replaced:
 Yr Built Desc: **//**
 Property Access: **Municipal Road**
 Pool Features: **None**
 Garage and Parking: **, Private Drive Double Wide,**
 Parking Spaces: **2** Driveway Spaces: **2** Garage Spaces:
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Telephone Available**
 Water Source: **Municipal-Metered** Water Tmnt:
 Lot Front (Ft): **70.00** Lot Depth (Ft): **125.00** Lot Shape: **Irregular**
 Location: **Urban** Lot Irregularities:
 Area Influences: **Beach, Golf, Library, Marina, Park, Place of Worship, Quiet Area, Shopping Nearby, Skiing**
 View: **Bay, Beach, Trees/Woods, Water**
 Topography: **Flat, Wooded/Treed** Retire Com: Fronting: **West**

Interior

Interior Feat: **Ceiling Fans, Water Heater**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement, Fully Finished,**
 Laundry Access: **In Bathroom, Upper Level**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Fireplace-Wood, Forced Air, Gas**
 Fireplace: **2/Family Room, Living Room, Natural Gas, Wood** FP Stove Op: **Yes**

Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Gas Stove, Hot Tub, Hot Tub Equipment, Microwave, Refrigerator, Smoke Detector, Washer**

Electric Age: Plumbing Age: Furnished: **Yes**

Common Elements

Condo Fees:
Locker:
Pets Allowed: **Restricted**
Balcony:
Condo Corp #:

Lease/Rental

Tenant Pays: **Heat, Hydro, Natural Gas, Tenant Insurance, Water**
Owner Pays: **Building Insurance, Cable TV, Property Taxes, Water Heater**
Lease Requirements: **Deposit, Lease Agreement, Rental Application**
Legal Desc: **PT LT 20 SW/S BAY ST PL THORNBURY AS IN R540286; THE BLUE MOUNTAINS**
Zoning: **R1-1** Survey: /
Assess Val/Year: / Hold Over Days: **120**
PIN: **371400102** Occupant Type: **Owner**
ROLL: **424200001608000** Deposit: **50% of Rental**
Possession/Date: **90+ Days/2023-05-15**
Prop Mgt Contact: Sublease Y/N: **No**
Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 20 SW/S BAY ST PL THORNBURY AS IN R540286; THE BLUE MOUNTAINS**
Zoning: **R1-1** Survey: /
Assess Val/Year: / Hold Over Days: **120**
PIN: **371400102** Occupant Type: **Owner**
ROLL: **424200001608000**
Possession/Date: **90+ Days/2023-05-15** Deposit: **50% of Rental**

Brokerage Information

List Date: **03/11/2023**
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage** 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Karen E. Willison, Salesperson
Date Prepared: 03/14/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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MLS® #: 40379415

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	12' 8" X 11' 4"	3.86 X 3.45	Double sink, Hardwood floor, Open Concept
Living Room	Main	18' 5" X 21' 5"	5.61 X 6.53	California Shutters, Cathedral Ceiling, Fireplace, Hardwood floor, Open Concept
Dining Room	Main	8' 6" X 12' 0"	2.59 X 3.66	California Shutters, Cathedral Ceiling, Hardwood floor, Open Concept, Walkout to Balcony/Deck
Family Room	Main	10' 5" X 12' 11"	3.17 X 3.94	Hardwood floor, Sliding doors, Walkout to Balcony/Deck
Bedroom	Main	10' 5" X 13' 11"	3.17 X 4.24	Broadloom
Bathroom	Main	4' 11" X 9' 3"	1.50 X 2.82	3-Piece, Stone floor, Wainscoting
Loft	Second	20' 7" X 10' 6"	6.27 X 3.20	Beamed ceiling, Broadloom, Vaulted Ceiling
Bedroom Primary	Second	12' 9" X 14' 6"	3.89 X 4.42	Broadloom, Cathedral Ceiling
Bathroom	Second	10' 10" X 12' 10"	3.30 X 3.91	4-Piece, Beamed ceiling, Cathedral Ceiling, French doors, Laundry, Tile Floors, Walkout to Balcony/Deck
Recreation Room	Lower	16' 0" X 12' 11"	4.88 X 3.94	Fireplace, Laminate
Bedroom	Lower	8' 10" X 12' 4"	2.69 X 3.76	Laminate
Bathroom	Lower	9' 4" X 5' 0"	2.84 X 1.52	4-Piece, Laminate
Storage	Lower	9' 3" X 11' 7"	2.82 X 3.53	
Utility Room	Lower	16' 5" X 8' 10"	5.00 X 2.69	

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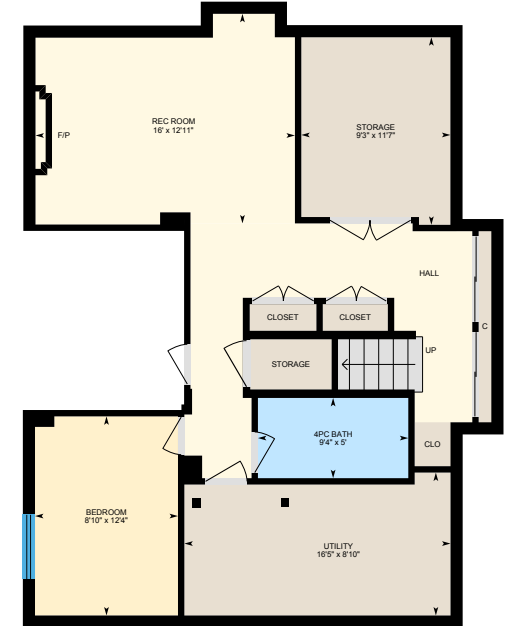
Main Building: Total Exterior Area Above Grade 1784.87 sq ft



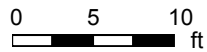
Main Floor
Exterior Area 1153.96 sq ft



2nd Floor
Exterior Area 630.91 sq ft

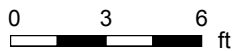


Lower Level (Below Grade)
Exterior Area 954.11 sq ft



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Main Floor Exterior Area 1153.96 sq ft
Interior Area 1048.46 sq ft

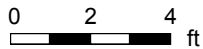


PREPARED: 2023/02/23



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2nd Floor Exterior Area 630.91 sq ft
Interior Area 543.69 sq ft

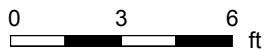


PREPARED: 2023/02/23



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Lower Level (Below Grade) Exterior Area 954.11 sq ft
Interior Area 838.91 sq ft



PREPARED: 2023/02/23



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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 Bath: 4'11" x 9'3"
Bedroom: 10'5" x 13'11"
Dining: 8'6" x 12'
Family: 10'5" x 12'11"
Kitchen: 12'8" x 11'4"
Living: 18'5" x 21'5"

2ND FLOOR

4pc Bath: 10'10" x 12'10"
Loft: 20'7" x 10'6"
Primary: 12'9" x 14'6"

LOWER LEVEL

4pc Bath: 9'4" x 5'
Bedroom: 8'10" x 12'4"
Rec Room: 16' x 12'11"
Storage: 9'3" x 11'7"
Utility: 16'5" x 8'10"

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: 1048.46 sq ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 1153.96 sq ft

2ND FLOOR

Interior Area: 543.69 sq ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 630.91 sq ft

LOWER LEVEL (Below Grade)

Interior Area: 838.91 sq ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 954.11 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1592.14 sq ft
Exterior Area: 1784.87 sq ft

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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>