



Price: \$849,900	MLS® #: 20120563
Status: Active	PIN #:
	Roll #: 4242000018094000000
Legal Descr.: PLAN 1023, LOT 3	
Address: 215 RUSSELL ST E	
City: THE BLUE MOUNTAINS, N0H 2P0	
Side of Road: North	
Elem Schl: BVCS	
Sec. School: GBSS	
Lot Size: 2.52 ACRES	District: TB
Water Frontage:	Sub-Dist: TC
SQ.FT. above: 2,400	Zoning: RES
Total Finished SqFt: 4200	Occupancy: Owner
List.Date: 02-FEB-2012	Possession: TBA
	Exp.Date: 30-JUN-2012

Directions	HWY 26 TO THORNBURY, SOUTH ON BRUCE STREET, TURN LEFT ON RUSSELL TO SIGN		
Show.Instr.	Call listing office		
Type:	Single Family	HVAC:	Natural Gas, Forced Air, Air Conditioning
Style:	Bungalow - Ranch	Garage Type:	Attached, Double, Inside Entry
Title to Land:	Freehold	Water:	Municipal
Property Size:	3.0 - 9.99 Acres	Sewer:	Municipal
Land Features:	Landscaped, Rolling, Stream/Pond/River/Creek, Wooded/Treed, Development Potential	Services:	Electricity, Cable, Natural gas, Garbage, High Speed Internet
WF Features:		Rental Equipm.:	None
		Exterior:	Brick, Wood
		Driveway:	Gravel, Circular, Private
		Found/Basement:	Concrete, Full, Fully Finished
		Features:	Deck/Patio, Central Air, Central Vacuum, Air Exchanger, Alarm System, Whirlpool Tub, In-Ground Pool, Ensuite, Main Floor Laundry, Gas Fireplace, Main Floor Master
		Roof:	Asphalt Shingle
		Flooring:	Carpet, Wood, Ceramic/Marble

Easement/Restrict.: **Easement**

Inclusions	DISHWASHER, FRIDGE, STOVE, MICROWAVE, FREEZER, WASHER, DRYER, CENTRAL VAC, AIR CONDITIONER, WINDOW COVERINGS, POOL EQUIPMENT, SATELLITE DISH, GARAGE DOOR OPENER.
Exclusions	Bar Refrigerator, plus refrigerator in basement
Remarks	Unique-one of a kind. Imagine living on your own fully serviced 2.52 acre estate right in the heart of Thornbury. This beautiful custom built home w/ fabulous landscaping, outdoor pool surrounded by wooded ravine ensuring total privacy & plenty of room for other outdoor amenities is waiting for your enjoyment. Lrg o/concept kitchen/living/dining room w/ cathedral ceilings, hardwood flrs and gas f/place. Wonderful year round sun room and deck overlooking the in-ground pool. Mstr on the main level w/ full ensuite and main flr laundry. Two bdrms, bath and a separate den/office compliment the main level. Lower level is finished with large family room w/ fireplace, two bedrooms, bath and lots of storage and a workshop. Additional entry to the lower level from the attached double car garage. From this location you can walk to all shops, restaurants, library, school and the harbour. There is nothing to compare this property to in Thornbury. Adjacent 2.67 AC also available under MLS#20120561

Price Changes	
Bedrooms:	3+2
Bathrooms:	3 \
Rental Income:	NO
Yr.Built:	2000
Sign:	Yes
Lockbox:	Yes
Road:	Public
UFFI:	NO
SPIS:	No
Survey:	Yes
Add.Mo/Yr Fee:	YES
Garage:	Yes
Waterfront:	No
Property Manager:	

Floor	Room	Size	Floor	Room	Size
LOWER LEVEL	FAMILY ROOM	18`3 X 43`	MAIN FLOOR	BEDROOM	11` X 11`8
MAIN FLOOR	LIVING ROOM	20` X 16`	LOWER LEVEL	BEDROOM	14`9 X 12`3
MAIN FLOOR	KITCHEN	12`3 X 12`	MAIN FLOOR	MASTER BEDROOM	15`7 X 14`
MAIN FLOOR	DINING NOOK	12` X 11`6	LOWER LEVEL	STORAGE	9`6 X 32`
MAIN FLOOR	DINING ROOM	12`7 X 12`6	MAIN FLOOR	LAUNDRY	8`6 X 5`6
MAIN FLOOR	DEN/OFFICE	12` X 12`	LOWER LEVEL	BEDROOM	14`9 X 12`3
MAIN FLOOR	BEDROOM	12` X 10`11	MAIN FLOOR	OTHER	9`7 X 19`9 SUNROOM

Assessment: \$ Taxes: **\$5944 (2011)**

Condo Fee: Condo Corp Year End: Mobile/Leased Land F:

Seller Name: **HEATHER JEAN BURROWS** Home Tel.: Bus.Tel.:
 Seller Name: **NORMAN ELLIOT BURROWS** Home Tel.: Bus.Tel.:

Listing Office: **CENTURY 21 Offord Realty Ltd., Brokerage (Thornbury) 519 599-3300 (FAX: 519 599-2368)** Listing Agent: **SUSAN M. BOWDWAY - sue.marilyn@propertiesofbluemountain.com**
 Listing Agent: **MARILYN DOUGLAS - sue.marilyn@propertiesofbluemountain.com**

SP: **2.5% +HST**

All data is subject to Errors, Omissions or revisions and is not warranted. (15-FEB-2012 14:12 EST)