

Open House: Sunday November 19 - 1:00 PM to 3:00 PM.



Price: \$865,000	MLS® #: 1724496 b
Status: Active	
Address: 176 TIMMONS ST	
City: BLUE MOUNTAINS, L9Y 0L2	
Side of Road: South	
Elem Schl: BVCS (THORNBURY)	Sec. School: GBSS
PKA:	
Lot Dimension/Acreage: 60.01X 251.76'	Zoning: RES
Road Access: Yes	
SQ.FT. above: 1,710	
Total SqFt Finished: 1,710	
Possession: TBD	

Public Info. GreenSeal® PLATINUM home certified by Built Green Canada! The first of its kind in the Blue Mountains area! This unique 3 bedroom, 2.5 bath, plus den contemporary home in the heart of recreation, minutes to the Georgian Trail, Blue Mountain Village, Collingwood and Georgian Bay. This new build embodies the sustainability, energy efficiency, environmental friendliness and durability associated with GreenSeal® certification. Along with eco-friendly features, the style of this home is fresh, modern and elegant. Family and friends will enjoy the open concept Kitchen, Dining and Living rooms. The home is full of light and the contemporary double E glazed windows allow for green views and added insulation. Glass sliding doors in the living room look out to a large private sunny deck. The lush green back yard has forested land behind with large mature trees. Cook in the modern kitchen with high efficient stainless appliances, natural stone quartz countertops and large sit up island.

Directions Hwy 26 to Timmons.

Type: Single Family	Heating/Mechanical: Central Air, Energy Efficient, Forced Air, Natural Gas	Foundation: Concrete
Style: 2 Storey, Contemporary	Garage Type: Carport	Basement: Crawl
Title to Land: Freehold	Water: Municipal	Interior Features: Ensuite
Property Size: Under 0.5 Acres	Sewer: Septic	Roof: Membrane
Land Features: Landscaped	Utilities/Services: Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Natural gas	Flooring: Wood
Exterior: Wood	Rental Equipm.: None	Accessory Buildings: Storage Building
	Lease-To-Own Equip: None	Access: Year Round Municipal Road
	Driveway: Gravel	

Accessibility Features: **Open Floor Plan**

Ext. Features: **Deck**

Easements/Restrictions: **None**

INCLUSIONS Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer, Other / Tankless Water Heater

Exclusions None

Bedrooms: 3+0	Sign: Yes	Waterfront: No
Bathrooms: 2 \ 1	Lockbox: Electronic SPIS: No	Waterfront Name:
Rental Income: POTENTIAL	Survey: No Yr.Built: 2017	SRA:
Construction Status: Exists	Garage: No	Water Frontage:

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	12.6X14.9	2ND FLOOR	MASTER BEDROOM	15.6X14.5
MAIN FLOOR	KITCHEN	20.1X10.0	2ND FLOOR	ENSUITE (2 to 6 pcs)	6X7
MAIN FLOOR	DINING ROOM	8.6X8.10	2ND FLOOR	BEDROOM	10.10X12.7
MAIN FLOOR	OTHER	10.7X6.11 STUDY	2ND FLOOR	BEDROOM	14.4X12.0
MAIN FLOOR	BATH (# pieces 1-6)	2.8X4.8 2 PC	2ND FLOOR	BATH (# pieces 1-6)	6X7

Additional Charges/Fees: **NO**

Taxes: **\$1,220 (2017)**

Improvement / Capital Chgs: **NONE**

Listing Office: **ROYAL LEPAGE LOCATIONS NORTH (COLLINGWOOD), BROKERAGE**

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Compliments of: **BRENT CARTWRIGHT, Sales Person: 705-888-6159**



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Company Name: **ROYAL LEPAGE LOCATIONS NORTH (COLLINGWOOD),
BROKERAGE: 705-445-5520**

Website: <http://www.royallepagecollingwood.com>

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