

**119 MATILDA STREET**  
**The Blue Mountains, ON N0H 1J0**  
 Grey County/Blue Mountains (The)/

**Residential/Single Family/For Sale** Price: **\$599,000.00**  
**Active**



MLS@#: **174430**  
 List Date: **05-Feb-2019**  
 Bedrooms (AG/BG): **3 (3/0)**  
 Bathrooms (F/H): **2 (2/0)**

Type: **Detached**  
 Style: **1.5 Storey**  
 Sqft Above Grade: **1,675**  
 Sq Ft Finished: **1,675**  
 Sq Ft Source: **LBO provided**  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 Fronting On: **North**  
 Lot Front: **150.00**  
 Road Access Fee:  
 Access: **Municipal road, Year Round**  
 Driveway Spaces/Type: **4/Private Double Wide, Private Single**  
**Wide/Gravel**  
 Waterfront: **No**  
 Leased Land Fee:  
 Sqft Below Grade: **0**  
 Sq Ft. Unfinished:  
 # Rooms: **12**  
 Recreational: **Yes**  
 Year Built/Desc: **0/Completed / New**  
 Lot Depth: **156.00**  
 Lot Size/Acres: **0.5-0.99 Acres/0.50**  
 WF Exposure:

Public Remarks: **Charming Century Home with Updates! Private 1/2 acre lot, surrounded by mature trees. 3 bedrooms, 2 baths, includes main floor master. Enjoy time in the open concept family room and kitchen, with a sit up breakfast bar, that is also open to the adjacent dining room. The formal living room has a wood burning fireplace and the dining room has a gas stove that is very cozy. Upstairs find 2 bedrooms and an updated bath. Enjoy main floor laundry and a spacious mudroom for gear. Lovely morning light inside the home and a West facing deck for the afternoon/evening. The beautiful lot has mature evergreens, and lots of room to play. Less than 15 Minutes to The Blue Mountain Village and ski slopes. Short drive to Georgian Peaks, Lora Bay and Georgian Bay Golf Clubs. 5 Minutes to Georgian Bay Waterfront and Thornbury Marina. Plus you are very close to the charming shops and restaurants of Clarksburg and downtown Thornbury. Call us today for details and to book your showing!**

Directions: **Bruce Street South, continue onto Marsh Street, continue onto Matilda Street. Street numbers change once you get to Matilda Street. Coming from Thornbury/Clarksburg property is on your right-hand side.**

Interior Features: **Built-In Appliances, Gas Stove(s), Main Floor Laundry, Skylight, Smoke Detector**  
 Basement: **Partial Basement/Unfinished**  
 Heat Primary/Sec: **Forced Air-Gas/Fireplace-Gas**  
 HVAC: **Duct Work**  
 Under Contract/Rental Items: **None**  
 Interior Features: **Fireplace: Wood**  
 Foundation: **Concrete Block, Stone**  
 Plumbing Age:

Exterior Features: **Irregular**  
 Lot Shape: **Wood**  
 Exterior Finish: **None**  
 Restrictions: **Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup**  
 Services: **Level, Sloping, Wooded/Treed**  
 Topography: **Asphalt**  
 Roofing: **Well/Drilled Well**  
 Water/Supply Type: **UV System, Water Purification, Water Softener**  
 Water Treatment: **Deck(s), Privacy**  
 Exterior Features: **Shed**  
 Other Structures: **Landscaped, Library, Schools, Shopping Nearby, Skiing, Trails**  
 Site Influences: **BVCS GBSS**  
 Schools:

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Hot Water Tank Owned, Smoke Detector, Window Coverings**

Exclusions: **Walnut Mobile in second level hallway, dining room chandelier, espresso machine.**

**Tax Information**

Roll #: **424200001201001**  
 Pin #: **371390073**  
 Assessment \$/Year: **\$314,000/2016**  
 Legal Description: **PT LT 4 N/S MALINDA ST, 5 N/S MALINDA ST PL 110 COLLINGWOOD PT 1, 16R2758; THE BLUE MOUNTAINS**  
 Local Improve Fee/Comments / Zoning: **res**  
 Survey/Year: **No**  
 Taxes/Year: **\$2,794/2018**  
 Survey Type:

Room	Level	Dimensions	Features
Mud Room	M	7'3"x12'7"	Stone floors
Living Room	M	11'3"x15'7"	Fireplace, Hardwood floor
Foyer	M	4'2"x4'11"	
Dining Room	M	11'11"x15'6"	Crown Moulding, Fireplace, Hardwood floor
Family Room	M	15'3"x14'1"	Hardwood floor
Kitchen	M	13'x14'1"	Coffered Ceiling, Hardwood floor
Laundry Room	M	7'5"x6'7"	
Master Bedroom	M	12'10"x9'1"	Carpet, French doors
Bathroom	M		3-Piece, Stone floors
Bedroom	2	11'6"x15'8"	Hardwood floor, Skylight
Bedroom	2	8'10"x9'7"	Hardwood floor
Bathroom	2		3-Piece, Skylight, Tile Floors

**LeeAnn Matthews**  
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**LOCATIONS NORTH**  
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**CHARMING COUNTRY HOME**

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