

157 High Bluff Lane, Thornbury ON

- Year the home was built: 2015 Applevale
- Lot size 82x154

Costs are as follows:

- On-demand Water heater (rental from Enercare) - \$42.30/mthly
- Gas (Enbridge) - \$1,208.67 (annual 2023)
- Hydro One - \$1,354.72 (annual 2023)
- Water/sewer (Town of Blue Mountains) \$857.51 (Annual 2023)
- Internet (Rogers) \$90.45/mth (we don't have cable - both Rogers and Bell Fibe are available on the street)
- Property taxes for 2023 are \$4,915.84.

Inclusions:

- Generlink Transfer Switch with GenerLok cable
- Fridge, stove, dishwasher and upstairs bar fridge (all Frigidaire 2015)
- Microwave (Panasonic 2015)
- bar fridge downstairs (Hamilton Beach 2021)
- washing machine and dryer (Whirlpool; can't recall the year, probably 2018 ish)
- Under sink drinking water filter in kitchen (Rainfresh 2024)
- Propane fire pit
- all window coverings
- garage door openers

Exclusions - upright freezer in the basement is excluded.

Upgrades since house was built:

- addition of cabinetry and countertop in dining area
- addition of solar tube in kitchen
- finished basement
- redesign of main floor access to principle bedroom resulting in additional main floor storage closet
- shed
- patios (front and back) including fenced enclosure of back patio and new railing on back deck
- Landscaping
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