

THE  
**KEARNS**  
GROUP

**Mike Kearns, Royal LePage Signature Realty**



**137 Bayview Ave**

**Listing Information Package**



**Mike Kearns - REALTOR®**  
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**Signature Realty**  
IND. OWNED & OPERATED BROKERAGE




# 137 Bayview Avenue



MLS# 40598591

 3 Bedrooms

 2+1 Bathrooms

 2173 sq ft

Taxes \$8642



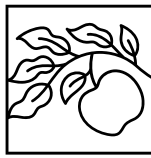
Nestled on a quiet street within close proximity to charming downtown Thornbury, this seemingly unassuming home will sweep you off your feet. With 65 feet of beautiful waterfront, this home offers commanding views of the ever-vibrant & dynamic backdrop of Georgian Bay.



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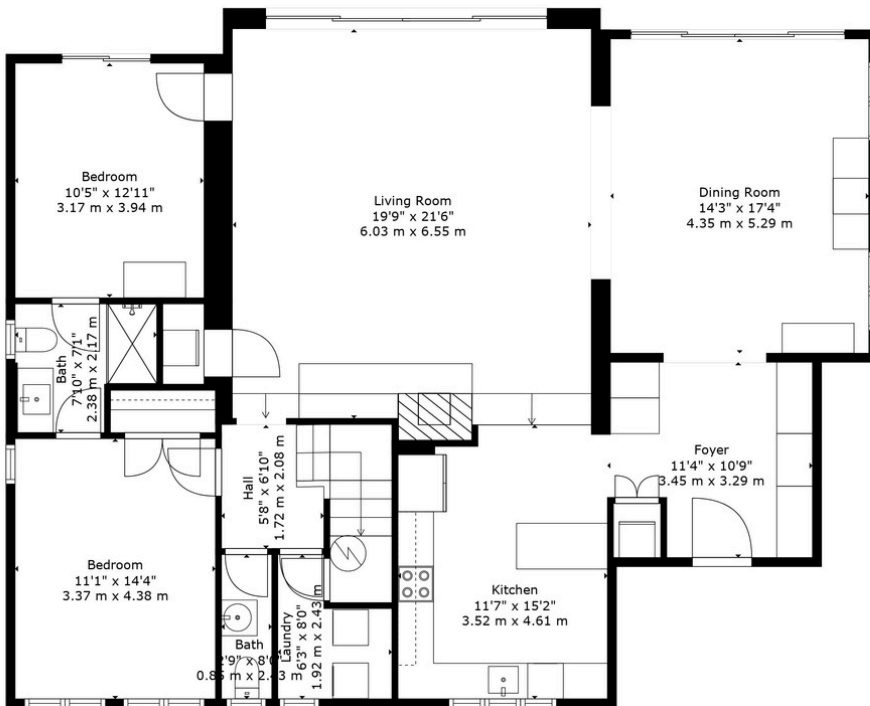


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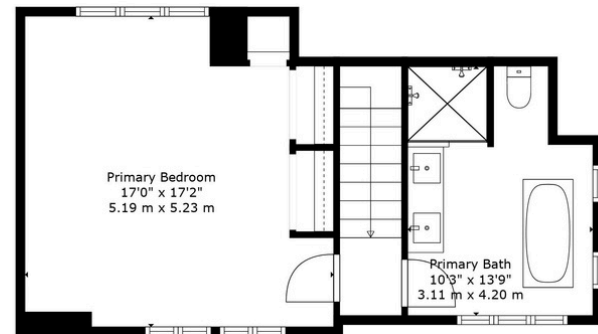


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## Floor Plan



Floor 1



Floor 2

### Estimated areas

GLA FLOOR 1: 1652 sq. ft, excluded 10 sq. ft  
GLA FLOOR 2: 521 sq. ft, excluded 0 sq. ft  
Total GLA 2173 sq. ft, total scanned area 2183 sq. ft

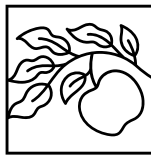
Sizes And Dimensions Are Approximate, Actual May Vary.



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## Upgrades & Features

Room	Features
<b>Entrance/Hallway</b>	<ul style="list-style-type: none"><li>• Heated porcelain floors</li><li>• Custom millwork with mudroom storage</li></ul>
<b>Dining Room</b>	<ul style="list-style-type: none"><li>• Engineered wide plank white oak flooring</li><li>• Mooii light fixture</li><li>• Custom millwork for dry bar</li><li>• GE Monogram Wine Fridge</li><li>• Direct access to waterfront and outdoor kitchen</li><li>• Open floor plan to great room</li></ul>
<b>Great Room</b>	<ul style="list-style-type: none"><li>• Wood burning fireplace (WETT inspected &amp; certified)</li><li>• New skylights</li><li>• Direct access to waterfront and oversized deck</li><li>• Engineered wide plank white oak flooring</li></ul>
<b>Kitchen</b>	<ul style="list-style-type: none"><li>• GE Cafe appliances</li><li>• Induction range</li><li>• Custom millwork with quartz countertops and backsplash</li><li>• Island with honed quartz countertop</li><li>• Open floor plan to great room</li><li>• Overlooks front garden</li><li>• Engineered wide plank white oak flooring</li></ul>
<b>Laundry Room</b>	<ul style="list-style-type: none"><li>• GE washing machine and dryer</li><li>• Heated porcelain floors</li><li>• Built in hanging &amp; storage</li></ul>
<b>Powder Room</b>	<ul style="list-style-type: none"><li>• Heated porcelain floors</li></ul>
<b>Main Floor Bedrooms</b>	<ul style="list-style-type: none"><li>• Engineered wide plank white oak flooring</li><li>• Jack&amp;Jill bathroom with heated floors</li></ul>





## Upgrades & Features cont'd

Room	Features
<b>Primary Bedroom</b>	<ul style="list-style-type: none"><li>• Georgian Bay views</li><li>• Palladium windows overlooking the front garden</li><li>• Abundance of storage</li><li>• 5-piece ensuite with a large soaker tub, walk in shower, 2 skylights and heated floors</li></ul>
<b>Outdoor Kitchen</b>	<ul style="list-style-type: none"><li>• Built in Napoleon BBQ, Fridge and stainless steel drawers</li><li>• Plenty of counter space</li></ul>
<b>Other Features</b>	<ul style="list-style-type: none"><li>• Oversized storage shed</li><li>• Oversized deck with gazebo</li><li>• Electrical outlets for easy entertaining</li><li>• Steps off the deck to the beach</li><li>• All new landscaping &amp; trees</li><li>• New furnace</li><li>• New hot water tank</li><li>• All new windows and doors (except front street side windows on primary)</li><li>• Entire house was re-insulated</li><li>• Bespoke ceiling fans for circulation</li></ul>

