

Home report

127 High Bluff Lane, Thornbury, Grey Highlands, Ontario,  
Canada, N0H 2P0




Total Area: 3087 sq. ft

Below Ground: 1444 sq. ft, Floor 2: 1643 sq. ft

Excluded: Storage 39 sq. ft, Utility 159 sq. ft, Balcony 254 sq. ft, Walls: 214 sq. ft

Property summary

 **2** Floors

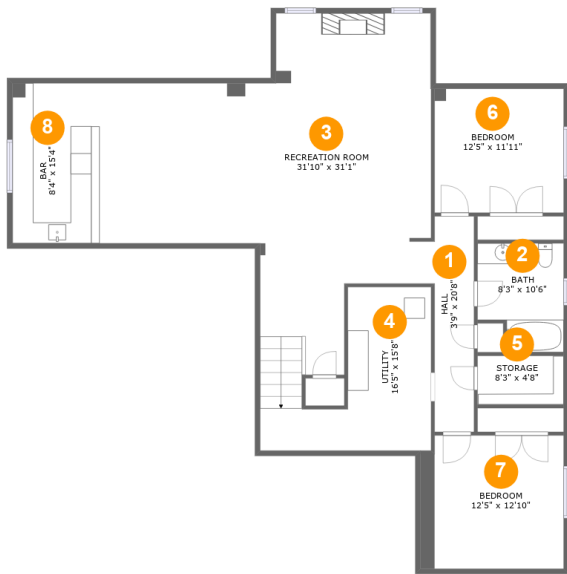
 **4** Bedrooms

 **3** Bathrooms

 **1** Half baths

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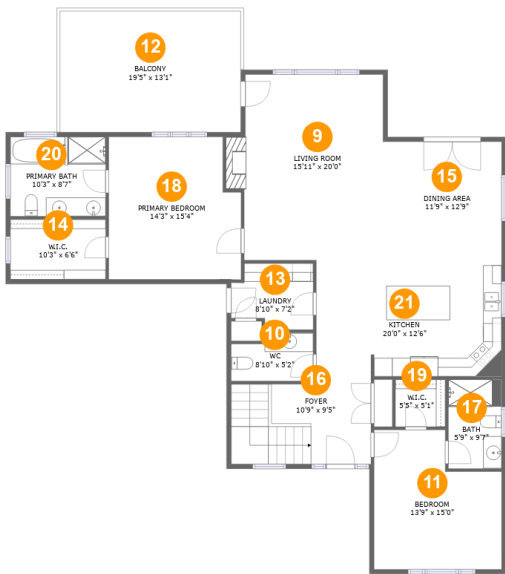
Room dimensions

Floor 1 Below ground Total:1444sqft    Excluded: 198sqft

#		Max Dimensions	sqft	Included
1	Hall	3'9" x 20'8"	78 sq. ft	Yes
2	Bath	8'3" x 10'6"	78 sq. ft	Yes
3	Recreation Room	31'10" x 31'1"	737 sq. ft	Yes
4	Utility	16'5" x 15'8"	159 sq. ft	No
5	Storage	8'3" x 4'8"	39 sq. ft	No
6	Bedroom	12'5" x 11'11"	148 sq. ft	Yes
7	Bedroom	12'5" x 12'10"	174 sq. ft	Yes
8	Bar	8'4" x 15'4"	128 sq. ft	Yes

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Room dimensions

Floor 2 Total:1643sqft    Excluded: 254sqft

#		Max Dimensions	sqft	Included
9	Living Room	15'11" x 20'0"	322 sq. ft	Yes
10	WC	8'10" x 5'2"	42 sq. ft	Yes
11	Bedroom	13'9" x 15'0"	179 sq. ft	Yes
12	Balcony	19'5" x 13'1"	254 sq. ft	No
13	Laundry	8'10" x 7'2"	56 sq. ft	Yes
14	W.I.C.	10'3" x 6'6"	66 sq. ft	Yes
15	Dining Area	11'9" x 12'9"	151 sq. ft	Yes
16	Foyer	10'9" x 9'5"	135 sq. ft	Yes
17	Bath	5'9" x 9'7"	55 sq. ft	Yes
18	Primary Bedroom	14'3" x 15'4"	207 sq. ft	Yes
19	W.I.C.	5'5" x 5'1"	27 sq. ft	Yes

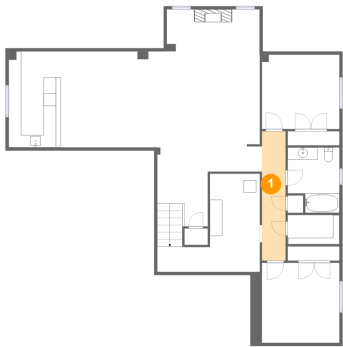
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#		Max Dimensions	sqft	Included
20	Primary Bath	10'3" x 8'7"	88 sq. ft	Yes
21	Kitchen	20'0" x 12'6"	250 sq. ft	Yes

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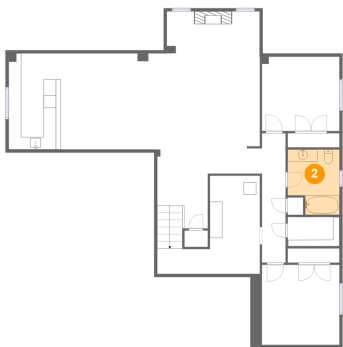
1 Floor 1 - Hall



Max Dimensions: 3'9" x 20'8"  
Calculated Area: 78 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

2 Floor 1 - Bath

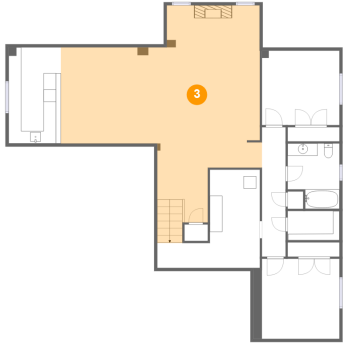


Max Dimensions: 8'3" x 10'6"  
Calculated Area: 78 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

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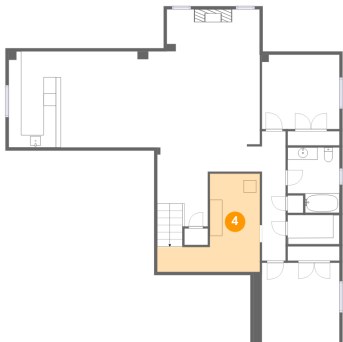
### 3 Floor 1 - Recreation Room



Max Dimensions: 31'10" x 31'1"  
Calculated Area: 737 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

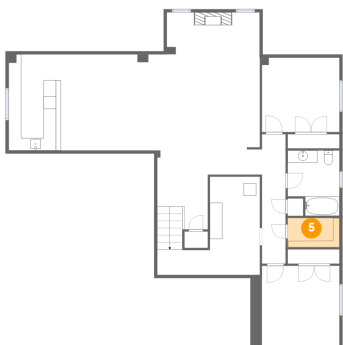
### 4 Floor 1 - Utility



Max Dimensions: 16'5" x 15'8"  
Calculated Area: 159 sq. ft  
Included: No

Heated: Yes  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

### 5 Floor 1 - Storage

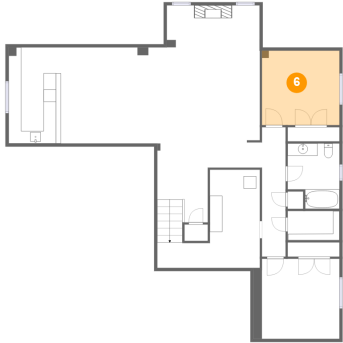


Max Dimensions: 8'3" x 4'8"  
Calculated Area: 39 sq. ft  
Included: No

Heated: No  
Finished: No  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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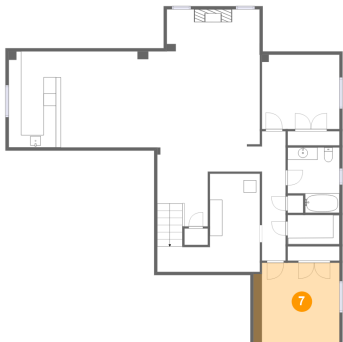
## 6 Floor 1 - Bedroom



Max Dimensions: 12'5" x 11'11"  
Calculated Area: 148 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

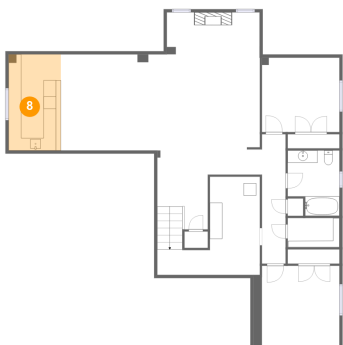
## 7 Floor 1 - Bedroom



Max Dimensions: 12'5" x 12'10"  
Calculated Area: 174 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 8 Floor 1 - Bar



Max Dimensions: 8'4" x 15'4"  
Calculated Area: 128 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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9 Floor 2 - Living Room



Max Dimensions: 15'11" x 20'0"  
Calculated Area: 322 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

10 Floor 2 - WC



Max Dimensions: 8'10" x 5'2"  
Calculated Area: 42 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

11 Floor 2 - Bedroom



Max Dimensions: 13'9" x 15'0"  
Calculated Area: 179 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No



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## 12 Floor 2 - Balcony



Max Dimensions: 19'5" x 13'1"  
Calculated Area: 254 sq. ft  
Included: No

Heated: No  
Finished: Yes  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

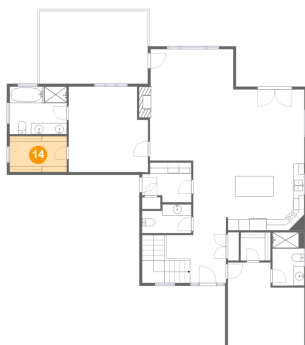
## 13 Floor 2 - Laundry



Max Dimensions: 8'10" x 7'2"  
Calculated Area: 56 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 14 Floor 2 - W.I.C.



Max Dimensions: 10'3" x 6'6"  
Calculated Area: 66 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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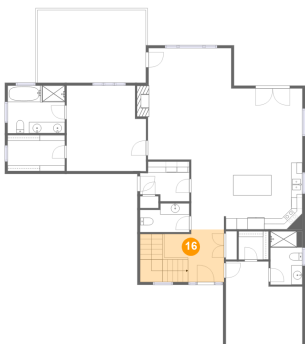
15 Floor 2 - Dining Area



Max Dimensions: 11'9" x 12'9"  
Calculated Area: 151 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

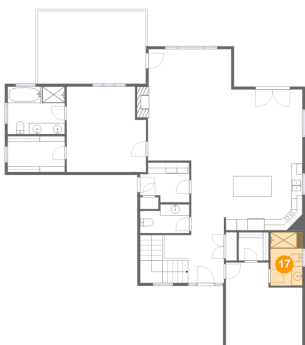
16 Floor 2 - Foyer



Max Dimensions: 10'9" x 9'5"  
Calculated Area: 135 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

17 Floor 2 - Bath

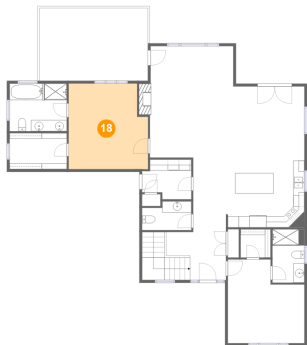


Max Dimensions: 5'9" x 9'7"  
Calculated Area: 55 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

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18 Floor 2 - Primary Bedroom



Max Dimensions: 14'3" x 15'4"  
Calculated Area: 207 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

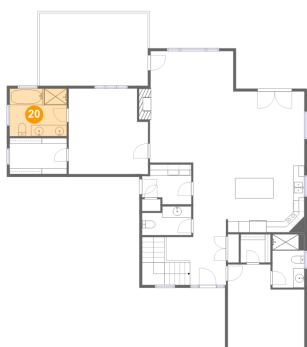
19 Floor 2 - W.I.C.



Max Dimensions: 5'5" x 5'1"  
Calculated Area: 27 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

20 Floor 2 - Primary Bath



Max Dimensions: 10'3" x 8'7"  
Calculated Area: 88 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

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**21** Floor 2 - Kitchen



Max Dimensions: 20'0" x 12'6"  
Calculated Area: 250 sq. ft  
Included: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No