



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



110 Pheasant Run, The Blue Mountains

KAREN E. WILLISON

Sales Representative

705-888-0075

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LOCATIONS **NORTH**



JANE MOYSEY

Broker

705-888-1982

jane@janemoysey.com



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Quick Facts **110 Pheasant Run, The Blue Mountains**

- Custom-built residence with exceptional character, impressive scale and thoughtfully designed spaces for elegant entertaining and extended family stays
- Striking indoor-outdoor living with a private courtyard accessed by expansive retractable glass sliders, creating a seamless connection between the home and its outdoor entertaining space
- Oversized windows on the main and lower levels flood the home with natural light and enhance the sense of volume, openness and architectural presence
- Coveted location just steps from Georgian Bay and the Georgian Trail, with Thornbury's boutique shops, dining and harbourfront charm only minutes away
- 4+2 bedrooms, including a luxurious main floor primary suite
- 4+1 bathrooms
- Attached 2-car garage



CollaborativeRealEstate.ca



6,641 sq. ft.



4+2 Bed



4+1 Bath



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Property Client Full

110 Pheasant Run, Blue Mountain, Ontario N0H 2P0

Listing

110 Pheasant Run Blue Mountain

Active / Residential Freehold / Detached

MLS®#: X13146078

List Price: **\$3,775,000**

Price Decrease



Grey County/Blue Mountains/Blue Mountains

Tax Amt/Yr: **\$12,327.00/2026** Transaction: **Sale**
SPIS: **No** DOM: **85**
Legal Desc: **LOT 59, PLAN 16M53 SUBJECT TO AN EASEMENT AS IN GY121387 SUBJECT TO AN EASEMENT FOR ENTRY AS IN GY144929 TOWN OF THE BLUE MOUNTAINS**

Style: **Bungalow** Rooms Rooms+: **11+7**
Fractional Ownership: **No** BR BR+: **6(4+2)**
Assignment: **No** Baths (F+H): **5(4+1)**
Link: **No** SF Range: **3000-3500**
Storeys: **1.0** SF Source: **Other**
Lot Irreg: **As Per Geowarehouse** Lot Acres: **0.50 - 1.99**
Lot Front: **92.42** Fronting On: **E**
Lot Depth: **222.26** Builder Name:
Lot Size Code: **Feet**
Zoning: **R1-1**
Dir/Cross St: **10th Line & Pheasant Run**

PIN #: **371310371** ARN #: **424200001501059** Contact After Exp: **No**
Holdover: **120** Survey Year/Type: **Available**
Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	1 (1+0) Yes Yes/Finished, Full Yes Living Room, Rec Room Auto Garage Door Remote, Central Vacuum, Countertop Range, ERV/HRV, On Demand Water Heater, Built-In Oven, Primary Bedroom - Main Floor, Storage, Sump Pump	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	Wood, Brick Veneer Yes Attached Garage/2.0 5.00 7.00 None Alarm System, Carbon Monoxide Detectors, Smoke Detector	Utilities: Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Gas, Hydro, Sewers, Cable, Telephone Available Municipal Sewer Unknown Fully
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: POTL/Mnth Fee: Laundry Lev: Property Feat:	Private Double Forced Air Gas Yes/Central Air Yes 6-15 No Main Beach, Cul De Sac, Golf, Skiing, Wooded/Treed	Exterior Feat:	Built-In-BBQ, Hot Tub, Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio, Porch, Privacy, Recreational Area, Year Round Living		
Roof:	Asphalt Shingle, Membrane				
Foundation:	Poured Concrete				
Soil Type:					
Lease To Own Items:	None				
Waterfront Y/N:	No	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:		HST App To SP:	Included In
Under Contract:	None	Dev Charges Paid:		Lot Size Source:	MPAC
View:	Trees/Woods	Lot Shape:			

Remarks/Directions

Client Rmks: **What an incredible property in an absolutely perfect setting on this Thornbury cul de sac lined with equally stunning homes. The beautiful, zen curb appeal opens up to the full splendor of this custom modern**

bungalow home and its 3,443 square-foot main floor with a similar-sized finished lower level. Both floors are full of incredible light and luxury. The landscaping was designed to frame the beautiful views so that every window -- and there are many and they are exceptionally large -- is like a piece of art itself. The architectural design wraps the great room, primary wing and office around an outdoor courtyard -- a 1,200 square-foot oasis with a covered seating area and a buffer of trees along the property line for privacy. The wall of windows to the courtyard stacks to one side for a wide open view and seamless indoor/outdoor living. The split design allows for a quiet, private, spa-like primary bedroom on one side of the house and the three other bedrooms and office on the other, easily closed off by a massive sliding barn door. The lower level has two more generous bedrooms, an entertainment area and games room with gas fireplace, and a large finished bonus room that would be ideal as a home theater, a golf simulator or a dream wine cellar. So many well curated details: Hunter Douglas electric blinds in most rooms, over the top lighting and fixtures throughout, laundry room and built-ins for a well organized home. The great room? You just have to see it but like the rest of the house it is tasteful and luxurious, everything you would expect in a home of this quality.

Inclusions: Refrigerator, Gas Cooktop, Built-In Oven, Built-in Convection/Microwave, Built-in Coffee Station, Dishwasher, Washer, Dryer, Window Coverings, TV & mounting hardware (living room, primary bedroom, bedroom, rec room), Garage Door Opener & Remotes, Hot Tub and all Related Equipment, Built in BBQ/Refrigerator/Cookstation in the Courtyard

Listing Contracted With: Royal LePage Locations North 705-445-5520

Prepared By: KAREN E WILLISON, REALTOR Salesperson

Date Prepared: 08/12/2026

Rooms

MLS®#: X13146078

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	6.81 M X 3.94 M	22.34 Ft x 12.93 Ft		Hardwood Floor, Large Closet
Kitchen	Main	7.49 M X 4 M	24.57 Ft x 13.12 Ft		B/I Appliances, Hardwood Floor, Quartz Counter
Dining Room	Main	6.82 M X 2.93 M	22.38 Ft x 9.61 Ft		Cathedral Ceiling, Hardwood Floor, W/O To Patio
Living Room	Main	6.82 M X 5.89 M	22.38 Ft x 19.32 Ft		Cathedral Ceiling, Gas Fireplace, Hardwood Floor
Primary Bedroom	Main	10.82 M X 5 M	35.50 Ft x 16.40 Ft		5 Pc Ensuite, Hardwood Floor, W/I Closet
Office	Main	3.09 M X 2.75 M	10.14 Ft x 9.02 Ft		Hardwood Floor
Bedroom	Main	3.64 M X 4.2 M	11.94 Ft x 13.78 Ft		Closet, Hardwood Floor
Bedroom	Main	3.64 M X 4.22 M	11.94 Ft x 13.85 Ft		Closet, Hardwood Floor
Bedroom	Main	3.64 M X 4.22 M	11.94 Ft x 13.85 Ft		3 Pc Ensuite, Closet, Hardwood Floor
Laundry	Main	3.28 M X 3.18 M	10.76 Ft x 10.43 Ft		Hardwood Floor, Laundry Sink
Den	Main	2.15 M X 1.53 M	7.05 Ft x 5.02 Ft		B/I Closet, Hardwood Floor
Recreation	Lower	6.41 M X 9.33 M	21.03 Ft x 30.61 Ft		Above Grade Window, Gas Fireplace, Hardwood Floor
Bedroom	Lower	4.57 M X 4.31 M	14.99 Ft x 14.14 Ft		Closet, Hardwood Floor
Bedroom	Lower	4.59 M X 4.27 M	15.06 Ft x 14.01 Ft		Closet, Hardwood Floor
Utility Room	Lower	3.66 M X 3.6 M	12.01 Ft x 11.81 Ft		
Utility Room	Lower	3.21 M X 3.62 M	10.53 Ft x 11.88 Ft		
Other	Lower	11.49 M X 4.61 M	37.70 Ft x 15.12 Ft		Unfinished
Other	Lower	6.41 M X 5.3 M	21.03 Ft x 17.39 Ft		Unfinished
Bathroom	Main			2	
Bathroom	Main			3	
Bathroom	Main			4	
Bathroom	Main			5	
Bathroom	Lower			4	

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Expense/Utility/House Details

110 Pheasant Run, The Blue Mountains

House Details

Item	Year	Notes
Year Home was Built	2020	
Air Conditioner (two units)	2020 2020	Lennox Lennox
Air Exchanger (two units)	2020 2020	Life Breath Life Breath
Windows	2020	
Roof	2020	
Furnace (two units)	2020 2020	Lennox Lennox
Tankless Water Heater (two units)	2020 2020	Navien Navien

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$12,327.05 (2026)	Town of The Blue Mountains
Insurance		**closest fire station - 3.66 kms **closest fire hydrant - 65 feet
Gas	\$1,200.00	Enbridge Gas
Hydro	\$1,800.00	EPCOR
Rental Equipment Contracts	N/A	
Water/Sewer	\$1,200.00	Town of The Blue Mountains

Internet/Cable Provider	\$2,400.00	Rogers
Lawn/Garden Maintenance	\$500.00 \$1,400.00	Eagles Weed Control & Lawn Service Ladley - lawn cutting
Snow Removal	\$1,600.00	

Rental Equipment - NONE

Appliances

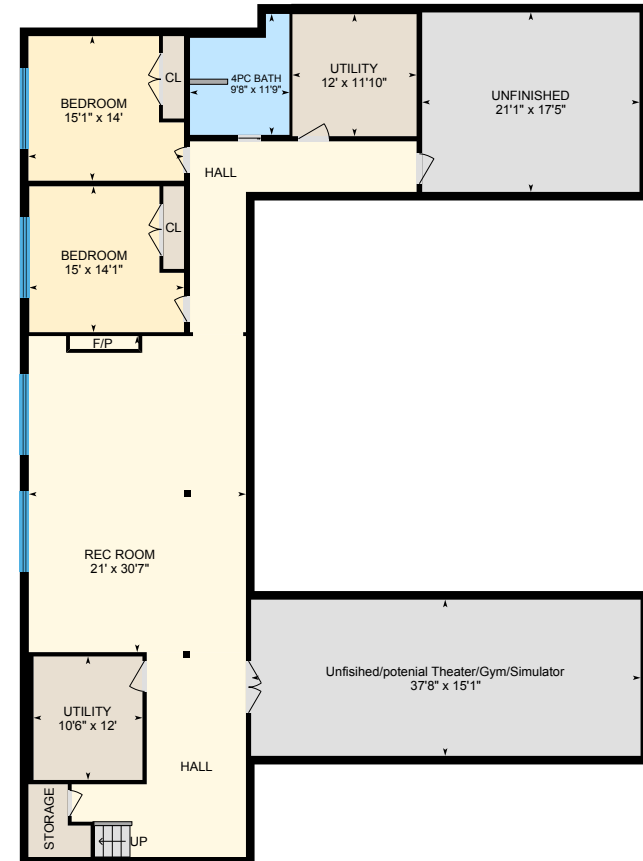
Appliance	Make/Model	Year/Notes
Refrigerator	Jenn Air	2020
Dishwasher	Jenn Air	2020
Gas Cooktop	Jenn Air	2020
Wall Oven & Convection/Microwave	Jenn Air	2020
Coffee Station	Miele	2020
Washer	LG	2020
Dryer	LG	2020

110 Pheasant Run, Thornbury, ON

Main Building: Total Exterior Area Above Grade 3443.01 sq ft



Main Floor
Exterior Area 3443.01 sq ft



Lower Level (Below Grade)
Exterior Area 3198.93 sq ft

0 8 16
ft

110 Pheasant Run, Thornbury, ON

Main Floor Exterior Area 3443.01 sq ft
Interior Area 3136.25 sq ft
Excluded Area 576.79 sq ft



0 7 14 ft

PREPARED: 2026/05/20



110 Pheasant Run, Thornbury, ON

Lower Level (Below Grade) Exterior Area 3198.93 sq ft
Interior Area 2897.37 sq ft



0 6 12
ft

PREPARED: 2026/05/20



110 Pheasant Run, Thornbury, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc Bath: 5'11" x 5'
3pc Ensuite: 10'3" x 9'2"
4pc Bath: 9'9" x 7'5"
5pc Ensuite: 14'7" x 11'5"
Bedroom: 11'11" x 13'10"
Bedroom: 11'11" x 13'10"
Bedroom: 11'11" x 13'10"
Dining: 22'5" x 9'7"
Foyer: 22'4" x 12'11"
Garage: 22'10" x 22'11"
Kitchen: 24'7" x 13'2"
Laundry: 10'9" x 10'5"
Living: 22'5" x 19'4"
Office: 10'2" x 9'
Primary: 35'6" x 16'5"
Wic: 5'1" x 11'5"

LOWER LEVEL

4pc Bath: 9'8" x 11'9"
Bedroom: 15'1" x 14'
Bedroom: 15' x 14'1"
Rec Room: 21' x 30'7"
Unfinished: 21'1" x 17'5"
Unfished/potenial Theater/gym/simulator: 37'8" x 15'1"
Utility: 10'6" x 12'
Utility: 12' x 11'10"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 3136.25 sq ft
Excluded Area: 576.79 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 3443.01 sq ft

LOWER LEVEL (Below Grade)

Interior Area: 2897.37 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 3198.93 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 3136.25 sq ft
Excluded Area: 576.79 sq ft
Exterior Area: 3443.01 sq ft

110 Pheasant Run, Thornbury, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

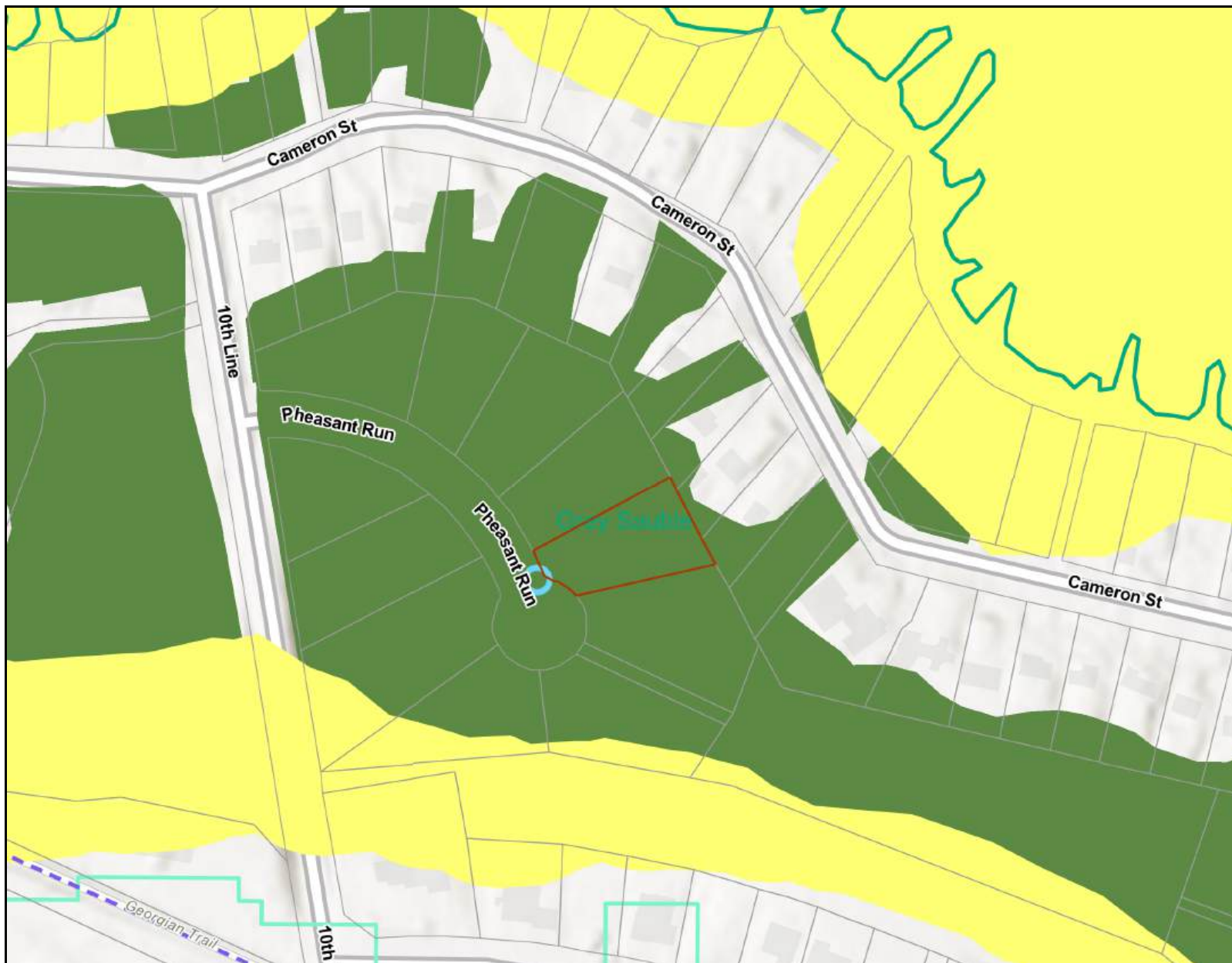
Roll Number	Address	Assessed Value	Acreage
424200001501059	110 Phesant Run	\$1194000	.55

Notice: Assessed value may not reflect current market value [MPAC](#)

NEC Designation	Legal Description	Property Use
Outside the Niagara Escarpment Plan Area	PLAN 16M53 LOT 59	Seasonal/recreational dwelling - not located on water

Zoning*
No Zoning Information
* Zoning may not be accurate. Confirm with local municipal zoning bylaw.





Legend

Recreation and Trails

Trails



Parking

- Bruce Trail
- Conservancy
- Grey Sauble
- Conservation Authority
- Georgian Trail
- Grey County
- Grey County
- Town of Hanover
- MNR Trail
- Ontario Nature
- Ontario Parks
- City of Owen Sound
- Saugeen Valley
- Conservation Authority
- Town of the Blue Mountains
- Municipality of Grey Highlands

Notes

Print Date: 05/18/2026 11:47:44



0 100 200 m

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