

147 SNOWBRIDGE Way, The Blue Mountains, Ontario L9Y 0V1

Client Full

147 SNOWBRIDGE Wy The Blue Mountains

MLS® #: 40477974

Active / Residential

Price: **\$1,470,000**



Grey/Blue Mountains/Blue Mountains

2 Storey/House

	Beds	Baths	Kitch
Lower	1	1	
Main		1	1
Second	3	2	

Beds (AG+BG): **4 (3 + 1)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **4,616**
 AG Fin SF Range: **3001 to 4000**
 AG Fin SF: **3,166/Other**
 BG Fin SF: **1,450**
 DOM: **6**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$9,880.00/2022**
 Addl Monthly Fees: **\$86.50**

Remarks/Directions

Public Rmks: YOUR TURNKEY OPTION FOR ALL SEASON FUN IN THE BLUE MOUNTAINS Attention Private Ski and Golf club members, this elegant home is within walking distance of Blue Mountain. All you need to do is move in and start having fun! Upon entry the craftsmanship of this home is apparent. Cherry hardwood floors can be found throughout the home and the large great room has a cathedral ceiling and gas fireplace with stone surround. Upstairs a loft overlooks the great room. With a master bedroom and 2 additional bedrooms there's plenty of room for family and friends. The finished lower level has a spacious rec room with a pool table ideal for entertaining. Also on the lower level is a guest bedroom with adjoining full bath. There is also a media room with a state-of-the-art TV/sound system and a wine cellar. The garage has a tandem space offering potential to store a third car, boat or toys. The house exterior has manicured gardens and brick walkways. Relax in the hot tub while watching the fireworks over Blue Mountain, or take a shuttle from your door to the ski hill or Village. All Blue Mountain resort facilities, including golf, dining and shopping are within easy reach by foot or by shuttle. Trails border the property for hiking and nearby you will find two community pools. If you are seeking a life of activity or relaxed luxury, this house is a dream in a location perfectly situated to realize the most the Blue Mountains area has to offer. Offers being held until 2pm September 18th. No preemptive offers will be considered. Annual Bmva Fee approx. \$806. Onetime Entry Fee of 0.5% of the purchase price PLUS HST (BMVA). HSRA fees are \$1038 for 2022.

Directions: From Thornbury: Hwy 26 W to Grey Rd 19 (Blue Mountain Lights at Northwinds Beach). Follow Grey Rd 19 to Snowbridge Way. Follow to #147 From Collingwood: Mountain Road to Grey Rd 19 to Snowbridge Way to #147

Common Elements

Common Element Additional Fee: **86.50**

Common Element/Condo Amenities: **Pool, Other**

Condo Fees:

Pets Allowed: **Yes**

Condo Corp #:

Building Name: **HISTORIC SNOWBRIDGE**

Exterior

Exterior Feat: **Deck(s), Hot Tub, Lawn Sprinkler System, Year Round Living**
 Construct. Material: **Brick**
 Shingles Replaced: Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Year/Desc/Source: **2005/Completed / New/Other** Prop Attached: **Detached**
 Property Access: **Public Road, Year Round Road** Apx Age: **16-30 Years**
 Pool Features: **Community, Inground** Rd Acc Fee:
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Asphalt Driveway, Tandem Driveway**
 Parking Spaces: **7** Driveway Spaces: **4.0** Garage Spaces: **3.0**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **68.90** Lot Depth (Ft): **111.71** Lot Shape:
 Location: **Urban** Lot Irregularities: Land Lse Fee:
 Area Influences: **Golf, Landscaped, Schools, Shopping Nearby, Skiing, Trails**
 Topography: **Level** Fronting On: **North**
 Restrictions: **Subdiv. Covenant** Exposure:
 Local Impvmt: **No**
 School District: **Bluewater District School Board**
 Elementary School: **Elementary - BVCSSecondary - GBCS/Vanier**

Interior

Interior Feat: **Built-In Appliances, Central Vacuum, Hot Tub, On Demand Water Heater**
 Security Feat: **Security System**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Fireplace: **/Natural Gas**

FP Stove Op:

Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Built-in Microwave, Central Vac, Dishwasher, Dryer, Garage Door Opener, Hot Tub, Hot Tub Equipment, Refrigerator, Stove, Washer**
 Add Inclusions: **Furniture with the exception of staging items & personal belongings.**
 Exclusions: **staging items & personal belongings**
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee: **No**
 Legal Desc: **LT 10 PL 1133 S/T RIGHT IN R504504; S/T INTEREST in R504504; THE BLUE MOUNTAINS**
 Zoning: **R1** Survey: **Available/ 2005**
 Assess Val/Year: **\$1,031,000/2022** Hold Over Days:
 PIN: **371470105** Occupant Type: **Vacant**
 ROLL: **424200000301118**
 Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **09/06/2023**
 List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Steve Simon, Salesperson
 Date Prepared: 09/12/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Office	Main	18' 4" X 11' 5"	5.59 X 3.48	
Bathroom	Main			2-Piece
Living Room	Main	21' 6" X 18' 4"	6.55 X 5.59	
Breakfast Room	Main	11' 5" X 9' 10"	3.48 X 3.00	
Kitchen	Main	11' 9" X 9' 1"	3.58 X 2.77	
Mud Room	Main	8' 8" X 8' 8"	2.64 X 2.64	
Bedroom	Second	14' 0" X 17' 7"	4.27 X 5.36	
Bedroom Primary	Second	17' 9" X 16' 5"	5.41 X 5.00	
Bathroom	Second			5+ Piece, Ensuite
Bedroom	Second	20' 2" X 10' 9"	6.15 X 3.28	
Laundry	Second	9' 11" X 7' 4"	3.02 X 2.24	
Bathroom	Second			5+ Piece
Living Room	Lower	20' 4" X 25' 10"	6.20 X 7.87	
Cold Room	Lower	8' 5" X 7' 4"	2.57 X 2.24	
Recreation Room	Lower	21' 3" X 18' 1"	6.48 X 5.51	
Bathroom	Lower			3-Piece
Bedroom	Lower	11' 7" X 11' 3"	3.53 X 3.43	
Utility Room	Lower	6' 4" X 11' 3"	1.93 X 3.43	
Bonus Room	Lower	6' 4" X 4' 4"	1.93 X 1.32	
Bonus Room	Lower	6' 4" X 12' 6"	1.93 X 3.81	

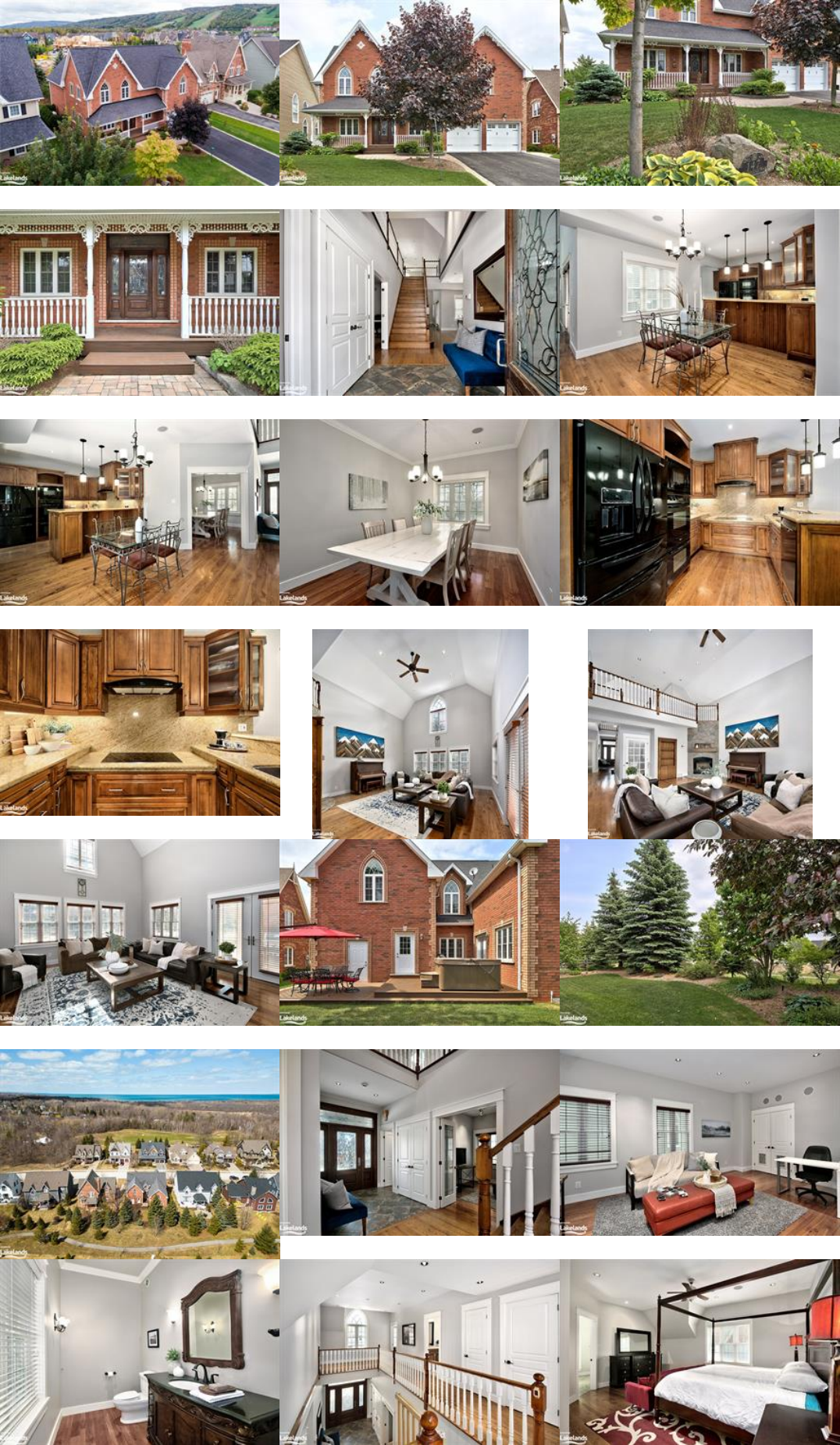
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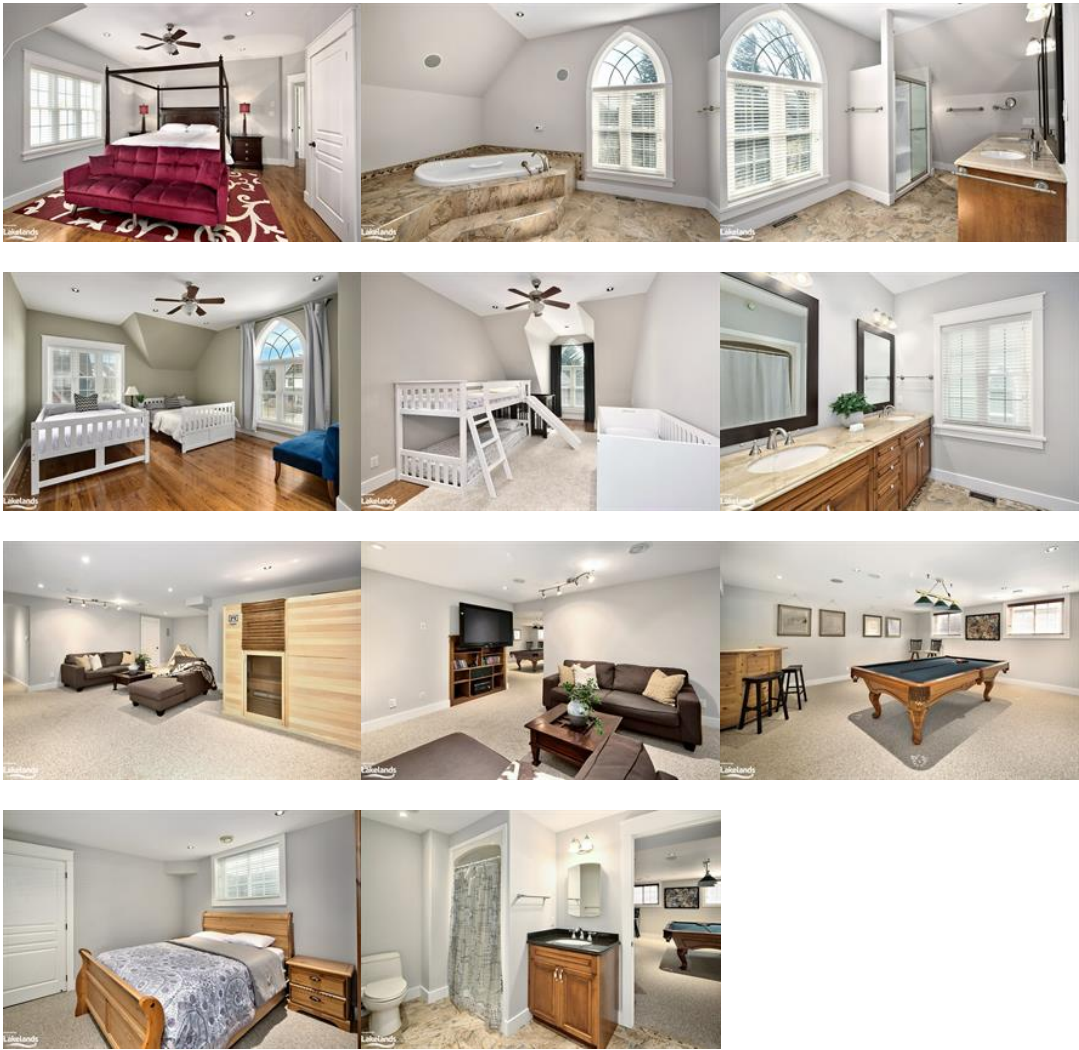
Click the LifeStyle Match button to prioritize which property features matter most to you.

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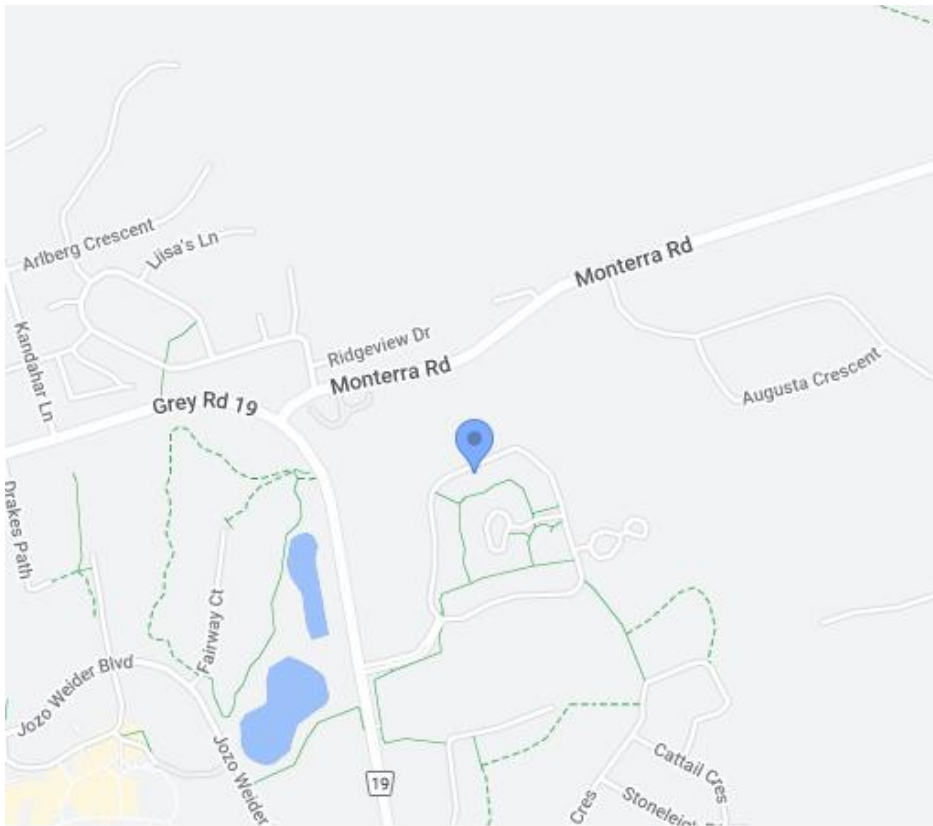
Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification: **Generator - Wired**
 Date: Level:
 Information Statement:

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