

Property Features of **147 Snowbridge Way, The Blue Mountains**

Exterior

- Professionally landscaped gardens with irrigation system
- Practical rear yard with 2-tiered Trex® deck with sitting area and green space
- Hot tub
- View of Blue Mountain
- Brick pathways

Interior

- TURNKEY property
- Custom wide plank flooring in ash and cherry wood
- Integrated sound system throughout
- Soaring cathedral ceiling in the great room
- USB connection in electrical plugs

Great Room

- Wood Floor
- Gas Fireplace with stone surround and timber mantle
- Built in cabinet with hidden storage behind
- Walkout to back deck

Kitchen

- Wood floor
- Double sink
- Granite counters and backsplashes
- Butler's sink
- Premium appliances
- Custom cabinets and 3 large pantry cupboards

Bedrooms

- Spacious Master with elegant 5 piece ensuite
- 2 guest bedrooms upstairs, 1 on lower level
- Custom cabinetry in closets

Bathrooms

- Master bathroom ensuite with double marble vanity, soaker air bubbler bathtub
- Upper level guest bathroom with whirlpool bathtub and marble counters
- Lower level guest bathroom with On Demand Priority control hot water

Office

- Large space can be converted into ground floor master bedroom
- Media centre closet



Lower Level

- Natural light from windows
- Recreation room
- Media room wired for surround sound with storage cabinets
- Storage closets
- Work room
- Wine cellar with built in racks

Other

- Upper level laundry with premium washer and dryer (gas dryer)
- Closet space for storing seasonal items
- 2 car garage, with overhead loft storage (Optional 3 car garage avail. via tandem parking, bicycle storage, rack inside entry to kitchen, 2 exterior man doors for convenience)
- Premium security system with glass shatter sensors and wired screening
- Wired-in gas powered backup generator
- Tankless on demand water heater with priority temperature controls
- Wired throughout for computer networking
- Air conditioned
- Central vac
- UV window coatings to prevent glare and art work/photo/furniture fading indoors

Sale Inclusions

- Fridge, double ovens, Dishwasher, Microwave, Clothes Washer And Dryer, Garage Door Opener, Central Vac Attachments, Gas Bbq, Lower Level Tv With 5.1 Surround Sound System, Pool Table, Light Fixture Above Pool Table, Hot Tub, Infrared sauna

Historic Snowbridge Amenities

- Access to 2 private in-ground seasonal swimming pools (1 designated for children)
- Trails for hiking, accessing Monterra golf course, ski hill and Blue Mountain Village
- Shuttle access to ski hill and resort
- Private security

The Area

- Location, Location, Location! Within walking distance of Blue Mountain Resort & Village
- Near additional area private ski hills, golf courses and country clubs
- Minutes from local beaches, parks, & shopping in the Towns of Collingwood & Thornbury



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.