



**Cross Property Client Full RES**

**157 GEORGIAN BAY LANE**

**Residential/ Condo/ For Sale**

**Price:  
\$1,700,000.00**

**The Blue Mountains, ON N0H 1J0  
Grey County/ Blue Mountains (The)/**

**Active**



MLS#: **218639**  
 List Date: **30-Aug-2019**  
 Bedrooms (AG/BG): **4 ( 2/ 2)**  
 Bathrooms (F/H): **3 ( 2/ 1)**  
 Type: **Semi-Detached Bungalow**  
 Style: **Bungalow**  
 Sqft Above Grade: **1,879**  
 Sq Ft Finished: **3,585**  
 Sq Ft Source: **Floor plan(s)**  
 New Construction: **Yes**  
 Title/Ownership: **Condominium**  
 Fronting On: **West**  
 Lot Front: **60.58**  
 Road Access Fee:  
 Access: **Year Round**  
 Garage Spaces/Type: **2.0/ Attached, Built-In**  
 Driveway Spaces/Type: **2/ Private Single Wide/ Asphalt**  
 Waterfront: **No**  
 Leased Land Fee:  
 Sqft Below Grade: **1,706**  
 Sq Ft. Unfinished  
 # Rooms: **14**  
 Recreational: **No**  
 Year Built/Desc: **2019/ Completed / New**  
 Lot Depth:  
 Lot Size/Acres: **Under .5 Acre/**  
 WF Exposure:

Public Remarks: **Spectacular bungalow located in The Private Residences at the prestigious Georgian Bay Club. Architecturally crafted using natural stone & wood along with the extensive use of glass to maximize the golf course/escarpment views. Stunning upgraded features & finishes throughout & main floor living at its finest! The gourmet kitchen features granite countertops & backsplash, Wolf/Sub-Zero appliances & plenty of soft close storage. The open plan dining & living space has ample room for hosting family dinners or relax by the stone surround GF. The main floor master suite has lovely views, spa like ensuite & large WIC. Downstairs, guests can enjoy a finished lower level, featuring a built in wet bar w/bar fridge, space for a home theatre, hobby room, exercise room, 2 beds & shared bathroom. Move in & start living the life of luxury with maintenance free living & golfing/dining at the award-winning GBC. \*Virtual staging used.Covid 19 protocols in place. HST included for qualified buyer**

Directions: **Grey Road 40 to Line 7, Turn into Georgian Bay Club.**

**Interior Features**

Interior Features: **Alarm System, Built-In Appliances, Central Vacuum, Main Floor Laundry**  
 Basement: **Full/ Fully Finished/** Fireplace: **Natural Gas**  
 Heat Primary/Sec: **Forced Air-Gas/ In-Floor, Radiant**  
 HVAC: **Air Conditioner, Air Exchanger, HRV System, In Floor** Foundation: **Poured Concrete**  
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: Pool: **None**  
 Lot Shape: Lot Irregularities: FH Common Fee: **Yes**  
 Exterior Finish: **Stone, Wood**  
 Restrictions: **Subdivision Covenants**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone**  
 Topography: **Clear View** Alternative Power:  
 Roofing: **Shingles** Yr Roof Surface Replaced: **2019**  
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**  
 Exterior Features: **Patio(s), Seasonal Living, Year-Round Living**  
 Site Influences: **Cul de Sac/ Dead End, Golf, Skiing, Trails**

**Inclusions/Exclusions**

Inclusions: **Dryer, Microwave, Refrigerator, Stove, Carbon Monoxide Detector**

Exclusions: **None.**

**Condominium**

Condo Name: **Georgian Bay Club** Property Mgr/Phone: **E&H Property Management/**  
 Condo Corp.#: **NO.105** Condo Fee: **500.00** Fee Remarks: **To be determined**  
 Condo Corp. Yr End: **31-Aug-2020** Pets Permitted: **Yes** Status Certificate/Date: **No/**  
 Laundry Access: **In-Suite** Locker #/Info: **/ None**  
 Parking Type #1: **Exclusive** Parking Type #2: **Exclusive**  
 Condo Amenities: **BBQs Permitted, Club House, Exercise Room, Seasonal Living, Visitor Parking, Year Round Living**  
 Included In Costs: **Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Snow Removal**  
 Lease Requirements: Pets Permitted: **Yes**  
 Property Mgr/Phone: **E&H Property Management/**

**Tax Information**

Roll#: **424200001100124** Local Improve Fee/Comments /  
 Pin#: **373080356** Zoning: **Residential** Taxes/Year: **\$0/ 2019**  
 Assessment \$/Year: **\$/2019** Survey/Year: **No** Survey Type:  
 Legal Description: **UNIT 6, LEVEL 1, GREY STANDARD CONDOMINIUM PLAN NO. 105 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN GY138965 TOWN OF THE BLUE MOUNTAINS**

**Rooms**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Living Room</b>	M	<b>20'10"x14'6"</b>	
<b>Kitchen</b>	M	<b>20'10"x9'2"</b>	
<b>Dining Room</b>	M	<b>20'10"x9'2"</b>	
<b>Master Bedroom</b>	M	<b>13'7"x16'1"</b>	
<b>Ensuite</b>	M	<b>13'7"x10'10"</b>	<b>5+ Piece</b>
<b>Bathroom</b>	M		<b>2-Piece</b>
<b>Bedroom</b>	M	<b>13'7"x10'10"</b>	
<b>Laundry Room</b>	M	<b>10'9"x7'2"</b>	
<b>Recreation Room</b>	B	<b>20'7"x40'1"</b>	
<b>Bedroom</b>	B	<b>13'1"x11'10"</b>	
<b>Bedroom</b>	B	<b>13'1"x19'4"</b>	
<b>Bathroom</b>	B		<b>3-Piece</b>
<b>Exercise Room</b>	B	<b>13'1"x19'4"</b>	
<b>Hobby Room</b>	B	<b>8'3"x14'10"</b>	

Royal LePage Locations North (Thornbury), Brokerag

Client Full Report

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Prepared By: STEVE SIMON, Salesperson

Royal LePage Locations North (Thornbury), Brokerage