

**Property features & utilities for
123 Blueski George Crescent, The Blue Mountains**

Exterior

- Year Built 2018
- Insulated 3 car garage
- Cape cod wood siding
- Asphalt and steel roof
- Lepage windows
- 2 stone patios
- Basement walk out set up for a hot tub
- 2 outlets for gas BBQ
- Landscaped gardens
- Trees for privacy
- Large driveway

Interior

- 6 bedrooms
- 4.5 bathrooms
- Main floor laundry/mudroom with access to garage
- Finished lower level
- Smart home lights and window coverings
- Walnut front door
- In floor electric heated tiled floors in bathrooms, entry and laundry room
- Walnut feature wall on stairs
- Glass railing stairs

Great room

- Reclaimed chestnut/ash floors
- Reclaimed barn beams
- Cathedral ceilings
- Blackened steel surround gas fireplace
- Walk out to back patio

Kitchen

- Spalted maple live edge island and floating shelves
- Granite countertops
- High end appliances
- Barn beam posts

Master suite

- Sliding Walnut door
- Gas fireplace
- High end appliances
- Large walk in closet with built ins
- Ensuite bathroom with huge shower (x2 rain shower heads) and freestanding tub
- Walk out to back patio
- Reading nook



** 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.

Office

- Walnut ceilings and doors
- Floating shelves

Upper level

- Master suite with ensuite bathroom, walk in closet and seasonal bay views
- 2 guest bedrooms
- Guest bathroom
- Play area/den with seasonal ski hill views and hemlock feature walls and floors

Lower Level

- Large Rec room
- Theatre room
- Gas fireplace
- Wine cellar lined with hemlock wood
- 2 bedrooms
- Bathroom
- Walk out to stone patio
- 9ft ceilings
- Engineered chestnut floors
- In floor heat (water)
- Barn beam posts

The Area

- Minutes from all private ski clubs & The Georgian Bay Club
- Short drive from Thornbury, Blue Mountain and Collingwood
- Located down a desirable street in The Blue Mountains

Utilities (approx)

- Hydro - \$1500 per year
- Water & sewage - \$800 per year
- Gas - \$1400 per year



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