



**STEVE SIMON**  
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## Cross Property Client Full RES

**123 BLUESKI GEORGE CRESCENT**

**Residential/ Single Family/ For Sale**

**Price:**  
**\$2,850,000.00**

**The Blue Mountains, ON L9Y 0S7**  
**Grey County/ Blue Mountains (The)/**

**Active**



MLS#: **267226**  
List Date: **18-Jun-2020**  
Type: **Detached**  
Style: **Chalet**  
Sqft Above Grade: **5,216**  
Sq Ft Finished: **7,826**  
Sq Ft Source: **Floor plan(s)**  
New Construction: **Yes**  
Title/Ownership: **Freehold**  
Fronting On: **North**  
Lot Front: **126.00**  
Road Access Fee: **Access:**  
Access: **Municipal road**  
Garage Spaces/Type: **3.0/ Attached**  
Driveway Spaces/Type: **5/ Private Double Wide/ Gravel**  
Waterfront: **No**  
Leased Land Fee:  
Bedrooms (AG/BG): **6 ( 6/ 0)**  
Bathrooms (F/H): **5 ( 4/ 1)**  
Sqft Below Grade: **2,610**  
Sq Ft. Unfinished  
# Rooms: **18**  
Recreational: **No**  
Year Built/Desc: **2018/ Completed / New**  
Lot Depth: **162.00**  
Lot Size/Acres: **Under .5 Acre/**

**Public Remarks:** Newly built (2019) chalet located on prestigious Blueski George, mins from Blue Mountain & the area's private ski & golf clubs. Featuring 6 beds, spacious entertaining areas, upscale finishes & seasonal views of the ski hills. Main floor open plan living at its finest w/reclaimed chestnut/ash floors, barn beam details & cathedral ceilings, smart home lighting & more. The great rm features a gas fp w/blackened steel surround & views of the landscaped backyard/patio. The large kitchen features granite counters & live edge spalted maple island. The main floor master has a gas fp, WIC w/built ins, spa like ensuite & walk out. Also on the main level you'll find an office w/walnut detail & laundry/mudrm w/access to insulated 3 car garage. The upper level offers a master suite w/WIC & ensuite, 2 guest beds, shared bath & play area. The finished lower level features 9ft ceilings, walk out, 3 zoned heated floors, rec space, theatre, wine cellar, 2 guest beds & bath! Covid 19 protocols in place.

**Directions:** HWY 26, Arrowhead Rd, Nipissing Cres, left on Blueski George, follow road round, property on your right

### Interior Features

Interior Features: **Cathedral Ceiling, Gas Stove(s), Main Floor Laundry**  
Basement: **Full/ Fully Finished/**  
Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas, In-Floor**  
HVAC: **HRV System**  
Under Contract/Rental Items: **None**  
Fireplace:  
Foundation: **ICF**  
Plumbing Age:

### Exterior Features

Add'l Monthly Fees:  
Exterior Finish: **Stone, Wood**  
Restrictions: **None**  
Services: **Cell Service, Electricity, Natural Gas, Telephone**  
Topography: **Hilly**  
Roofing: **Asphalt, Metal**  
Water/Supply Type: **Municipal/**  
Site Influences: **Shopping Nearby, Skiing**  
Exposure:  
Pool: **None**  
Alternative Power:  
Yr Roof Surface Replaced:  
Sewage: **Municipal Sewers**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**

Exclusions: **none**

### Tax Information

Roll#: **424200000620740**  
Pin#: **371450239**  
Assessment \$/Year: **\$205,000/2020**  
Legal Description: **LT 30 PL 1112; THE BLUE MOUNTAINS**  
Local Improve Fee/Comments /  
Zoning: **Residential**  
Survey/Year: **No**  
Taxes/Year: **\$0/ 0**  
Survey Type:

### Rooms

Room	Level	Dimensions	Features
Dining Room	M	19'6"x10'9"	
Kitchen	M	19'x12'7"	
Living Room	M	19'6"x23'8"	
Master Bedroom	M	16'9"x17'5"	
Office	M	12'4"x11'	
Bathroom	M		2-Piece
Bathroom	M		5+ Piece, Ensuite
Bathroom	2		4-Piece
Bathroom	2		5+ Piece, Ensuite
Bedroom	2	19'x13'7"	

Bedroom	2	19'x13'6"	
Bedroom	2	24'2"x17'5"	
Recreation Room	2	22'2"x19'9"	
Bedroom	LAG	13'x14'9"	
Bedroom	LAG	13'3"x17'1"	
Bathroom	LAG		4-Piece
Recreation Room	LAG	42'5"x34'3"	
Theatre/Media Room	LAG	13'1"x19'	

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 06/18/2020

Prepared By: STEVE SIMON, Salesperson

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