

PROPERTY FEATURES AND FINISHES

111 Georgian Bay Lane, The Blue Mountains

EXTERIOR

- Year built - 2016
- Backing onto the 10th hole at the Georgian Bay Club with expansive views to Georgian Bay
- Pre-Finished natural wood siding to compliment the stone
- Natural stone, wood and square cut timber accents
- Elegantly designed common area landscaping with walking paths, water features and low mountain style street lighting
- Crestron home automation audio system extends into backyard outdoor patio areas.
- Enviroshake roofing gracefully pre-aged with a 50 year guarantee
- Elements of high quality metal roofing on low slope areas
- Pre-Finished natural wood siding to compliment the stone
- Professionally designed luxurious landscape gardens and natural stone features to blend with the natural surroundings
- 2 walk-out patios leading to a lower terrace with natural stone steps and hot tub
- Covered porches
- Elegant landscape lighting connected with the home automation system and can be programmed in private gardens
- Elegant mountain-style exterior lighting
- Two natural gas lines for preferred outdoor BBQ grill and/or patio heater location (covered and uncovered areas).
- High-quality double-pane, thermo-glazed, argon-filled, Low-E2 wood frame Marvin windows with wood muntins and maintenance free Ultrex fiberglass covered exterior with screens on all opening windows
- Private two car garage with direct stair access to the basement
- Direct access from the garage to the mud/laundry room
- Automatic garage door openers (2) with key pad
- 2 exterior hose bibs (garage and back)
- Front and back porches covered with stone to match lower terrace and driveway stone
- Stone paved driveways
- Automated watering system for landscaping maintenance ease
- Covered entrance



INTERIOR

- 5 bedrooms
- 4.5 bathrooms
- Georgian Bay, golf course and escarpment views throughout main and upper level
- Elegant 7" plank hardwood flooring throughout (excluding marble and porcelain tile areas).
- 10 ft. ceilings in all main floor rooms, 9 ft. ceilings on second story and 9 ft. clear in finished basement
- Enhanced upgrades to home automation system including speakers built-in to walls and ceilings to provide a visually seamless look with no loss to sound; boosted subwoofer speakers for Great Room and basement Home Theatre system.
- Crestron automated blinds in Great Room, dining room, main floor master bedroom and basement theatre room.
- Custom high-end drapery throughout home.
- Light fixture in Great room and kitchen pendants - No expense spared to ELF's throughout home, including customized, hand-made and personally managed Great Room chandelier and kitchen island pendants by designers Gabriel Scott <https://www.gabriel-scott.com>. The multi-disciplinary skill set duo's flagship showroom was adventitiously found in downtown Manhattan and learned that pieces are crafted locally in Montreal. The show-stopping effect of this exquisitely engineered piece of art is generously *included with the sale of the home*.
- All kitchen, bathroom and mud/laundry-room cabinets, built-in cabinets completed and installed by Downsview Kitchens
- Elegant marble or porcelain floor at principal entrance, bathrooms, mudroom
- Deluxe poplar wood trim accents throughout with 7 1/4" baseboards and 4 1/2" casing with backband
- Solid painted 1 3/4" 5-panel wood doors throughout
- 8 ft. doors on main floor
- Extensive use of strategically located recessed lights
- High quality full-size washer and dryer in spacious laundry room with laundry tub and built-in cabinets by Downsview
- Upscale hardware throughout
- All closets with custom fit rod and shelf
- All closets with switched lighting
- Imported marble countertops in all bathrooms and laundry room
- Radiant heated marble floors in front foyer, mud/laundry room and main master Ensuite
- Premium handles and hardware throughout
- Emtek locks for added security



DETAILED ROOM FEATURES

GREAT ROOM

- Vaulted 18 ft. ceiling in open concept Great Room with large-scale windows overlooking the 10th Hole and inlet areas of Georgian Bay
- 18ft floor to ceiling and wrapped real hand cut stone gas fireplace in Great Room
- Gas fireplace nestled between 12 ft high built-in cabinets and shelving custom designed and installed by Downsview Kitchens
- Gas fireplace in great room
- Cover art
- Patio doors to rear terraces from master and great room
- Expansive rear windows with views of the golf course and Georgian Bay
- Boosted subwoofer speakers

KITCHEN

- Generously appointed open concept gourmet kitchen designed by Downsview are perfect for entertaining
- Large work island and breakfast bar with seating
- Under counter lighting
- Custom designed breakfast cabinet and shelving with electrical outlets allowing for toaster, kettle, coffee and espresso machines.
- Imported marble backsplash and kitchen countertops
- Upgraded double oven to include Wolf Convection Steam Oven, with unique digital technology sensing the amount, shape and size of the food to automatically adjust cooking. Provides for healthier and fast making of meals
- Gourmet brand appliances including high-quality whisper quiet Asko dishwasher, Sub-Zero 36" refrigerator/freezer, Wolf 36" gas cooktop, Wolf wall mounted oven
- Soft-closing kitchen doors and drawers
- Several utensil and spice drawers in wood dividers
- Large kitchen porcelain double sink and island bar sink added
- Central vacuum system with accessories and kitchen island dust-bin
- Kitchen faucets by Waterworks

LAUNDRY/MUDROOM

- Built-in 'Ironaway' ironing board with dedicated electrical plug and light
- Large pantry
- Built in storage and seating

MAIN FLOOR MASTER SUITE

- Large master bedroom with spa-like ensuite finished in porcelain marble from floor to ceiling.
- Generous walk-in closet with luxurious closet finishes by Downsview
- Gas fireplace in main floor Master Bedroom encased with floor to ceiling imported marble
- Walk out to patio area



- Hot tub conveniently located outside master bedroom patio for quick and easy access
- Master Bedroom hallway and large walk-in closets completed and installed by Downsview Kitchens

MAIN FLOOR MASTER ENSUITE

- Programmable electric radiant floor heating
- Finished in porcelain marble from floor to ceiling
- Marble floors and vanity counters
- Enclosed toilet area
- Free standing soaker tub with floor mounted fixtures
- Porcelain tile surround shower with glass door

UPPER LEVEL

- Large window as you are going up the stairs, lots of natural light
- Glass railings
- Wood floors
- 3 bedrooms including a master suite
- Escarpment views
- Shared 4pc bathroom - floor and shower made with marble
- Office overlooking the main level, with golf course and Georgian Bay views

UPPER LEVEL MASTER SUITE

- Spacious upper master suite
- Enclaves for decorative items & automated Crestron blinds on all windows
- Georgian Bay views
- Stunning designer light fixture
- 3pc ensuite with marble flooring, Countertop and shower surround & automated Crestron blinds

LOWER LEVEL

- Fully finished
- Access up to the garage
- Radiant heated porcelain floors throughout basement in Herringbone design
- Storage and utility rooms
- Gas fireplace fitted with floor-to-ceiling large slab onyx

HOME THEATRE/REC ROOM

- Boosted subwoofer speakers
- Large space open to wet bar area
- Big windows - brightly lit lower level space

WINE CELLAR

- Programmable LED back-lit onyx feature wall



GYM

- Leather flooring in Gym with reinforcement to withstand gym equipment weight
- Mirrored walls

WET BAR

- Onyx backsplash and countertops
- Custom designed cabinets, custom supplied and designed by Downsview Kitchens
- Sub-Zero wine fridge and refrigerated drawers.

LL GUEST BEDROOM

- Deep window well
- Plenty of closet space

ALL BATHROOMS

- Custom framed mirrors in all bathrooms and powder room to reflect style and aesthetic of the chosen marble
- Solid wood 5-panel doors
- Extensive use of Waterworks faucets in all bathrooms
- Waterworks accessories in all bathrooms
- Elongated toilets
- All showers with tile surround and plate glass door/wall
- All showers have a component of porcelain tile and marble
- Downsview customized vanity cabinets in all bathrooms



LUXURIOUS AMENITIES

- Year-round private on-site Fitness Centre with outdoor pool and Jacuzzi, indoor steam and sauna rooms, lounge, indoor golf range, a full complement of state-of-the-art fitness equipment, group fitness room and spa facilities (to be built)
- Social or Full Membership Golf Privileges
- Full access to the spectacular Clubhouse which boasts award winning dining facilities with breathtaking Bay views and special Member events
- Use of golf course walking path system after play hours and during off season
- Provisions for gated community access

STATE OF THE ART SYSTEMS

- Crestron Wireless Home Automation System pre-programmed with pre-labeled wall controls for the entire house (Lights, HVAC, Audio and video).
- Pre-programmed Apple iPad with Crestron wireless control software set-up and programmed for home control from any remote location
- Pre-wired for multiple speakers in public rooms
- Pre-wired for multiple telephone, cable and high-speed hook-ups
- Smoke and carbon monoxide detectors throughout
- Super High efficiency gas heating and cooling systems
- Custom 3 zone heating control (basement/main/second floor) for maximum efficiency and comfort
- Humidifier, air cleaner and fresh air exchanger for high quality air environment
- 200 amp electrical service
- Central vacuum system with accessories and kitchen island dust-bin
- Automated thermostats for remote heat/cooling control and management
- Cable and high-speed connections

QUALITY CONSTRUCTION

- Smooth ceiling finishes in all rooms
- 2x6 construction of exterior walls
- Poured foundation with weeping tile drainage, heavy duty damp proofing and drainage membrane
- Sound dampened common wall with 4 layers of sheeting, sound dampening material and dead air space offers maximum sound suppression
- Shut-offs at all sinks and toilets
- Exhaust fans all on timers
- Steel beam support throughout
- Pre-engineered trusses and joists
- High quality lumber and materials throughout
- All sub-floors screwed and glued
- Ice and water shield on entire roof



OTHER PROPERTY INFORMATION

Estimated Property Taxes: \$22,486

INCLUSIONS

- Dishwasher, Dryer, Stove, Washer, Refrigerator, garage door opener, central vac, hot tub, hot tub equipment, window coverings, wine cooler, hot water tank owned

EXCLUSIONS

- Piano

CONDO INFORMATION

- Condo Name: Georgian Bay Club
- Condo Corp.#: NO. 105
- Condo Fee: \$1,130.24
- Pets Permitted: Yes
- Parking Type #1: Exclusive
- Parking Type #2: Exclusive
- Condo Amenities: BBQs Permitted, Club House, Visitor Parking, Year Round Living
- Included In Costs: Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Snow Removal
- Property Mgr: E&H Property Management



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable.
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