

**Property Features of
118 Maryward Crescent, The Blue Mountains**

Exterior

- Year built 2018
- 3 car garage with basement access, loft storage space and built ins
- Large deck and interlocking stone patio
- Front porch
- Georgian Bay and Escarpment views
- Surrounded by mature trees
- Tons of outdoor entertaining space
- Sprinkler system
- Outdoor speaker system

Interior

- Reclaimed wood floors
- 6 bedrooms
- 4+2 bathrooms
- Unfinished basement
- Open plan main floor
- Office
- Art studio
- Multiple walkouts
- Cathedral ceilings
- Large windows with tons of natural light
- Italian imported porcelain tile
- Main floor laundry

Great Room

- Open entertaining space
- Gas fireplace
- Vaulted ceiling
- Double french door walk outs

Kitchen/Dining

- Granite countertops with waterfall
- Island/breakfast bar with floating barn board
- Built in high end appliances
- Gen air microwave oven
- Gen air stove top with custom hood
- Access to side porch and mudroom
- Butlers pantry

Art studio

- Antique doors imported from Egypt
- Reclaimed barn board floors
- French doors open to deck
- Reclaimed barn board cathedral ceilings
- Large space
- Could be used for gym or yoga studio (flooring has ability to hold gym equipment)



Master Bedroom

- Spacious main level master bedroom
- Cathedral barn born ceilings
- Ensuite with soaker tub and nature views and walk in shower with marble bench
- Ample built in closet space
- Walk out to back deck

Upper level

- 5 guest bedrooms TOTAL with water and escarpment views
- 1 3pc jack and jil bathroom
- 1 guest bedroom with 3pc ensuite
- 1 shared 3pc bathroom

The Area

- Minutes from local beaches, parks, restaurants & shopping in The Blue Mountains
- Short drive to Blue Mountain Village, Meaford and Collingwood

Other property information

- Taxes: \$15,211 (2019)
- Basement: Full/ Unfinished/ Development Potential Fireplace:
- Heat Primary/Sec: Forced Air-Gas/ Fireplace-Gas, In-Floor
- HVAC: Central Air, HRV System
- Foundation: Poured Concrete
- Exterior Finish: Stone, Wood
- Restrictions: Subdivision Covenants
- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone
- Topography: Open space, Wooded/Treed
- Roofing: Asphalt, Metal
- Water/Supply Type: Municipal
- Sewage: Municipal Sewers
- Exterior Features: Backs on Greenbelt, Deck(s), Patio(s), Porch, Privacy, Year-Round Living
- Site Influences: Beach, Cul de Sac/Dead End, Golf, Greenbelt/Conservation, Landscaped, Major Highway, Schools, Shopping Nearby, Skiing, Trails, Water View

Inclusions

- Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave

Exclusions

- None



** 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.